

One South Market

San Jose, California

Site Development Permit - H12-022

20 December 2012 - ARC Meeting

Essex Property Trust

KT Properties

Spring Capital Group

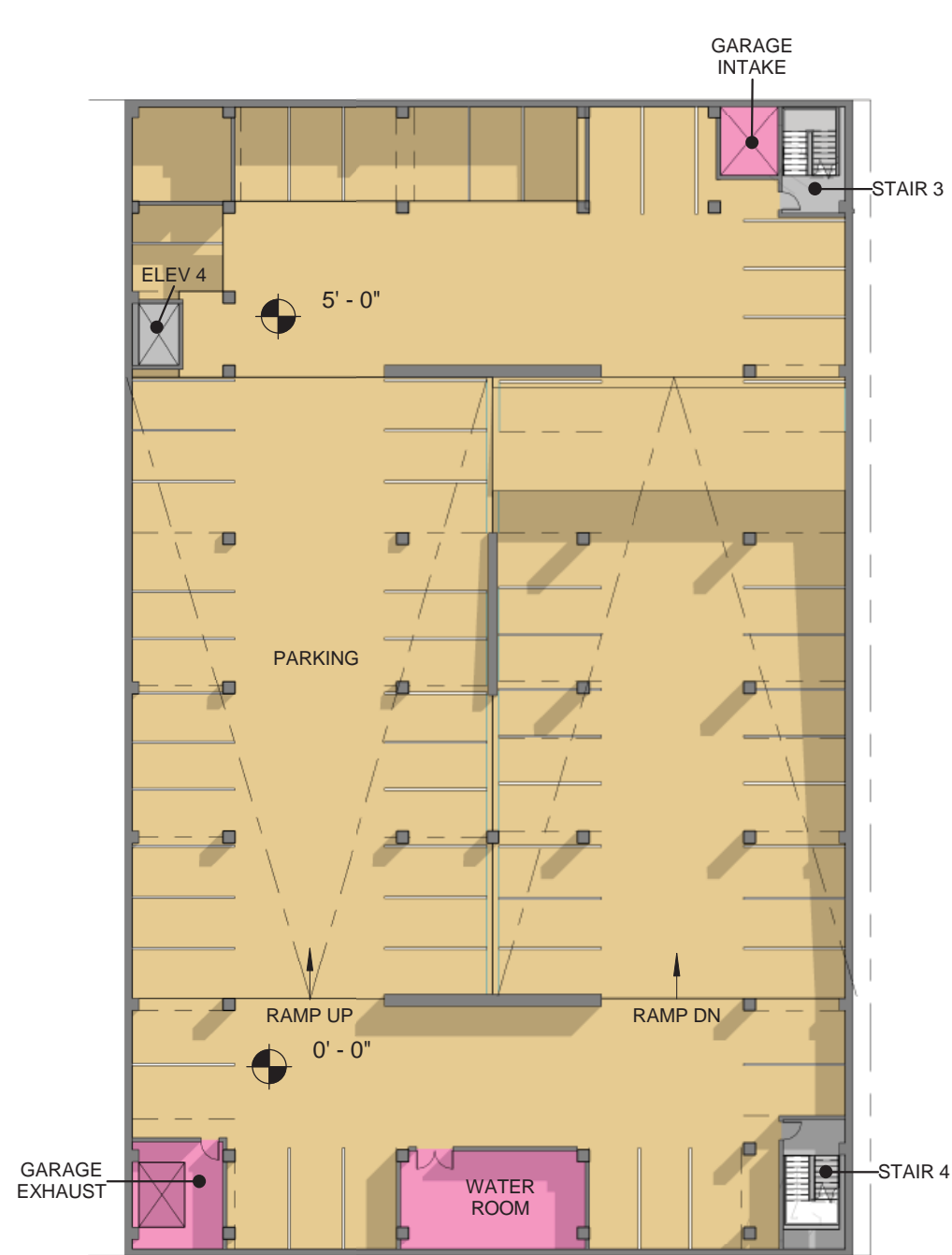
C2K Architecture

Howard S. Wright Construction

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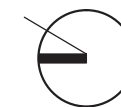


LEVEL B1 PLAN



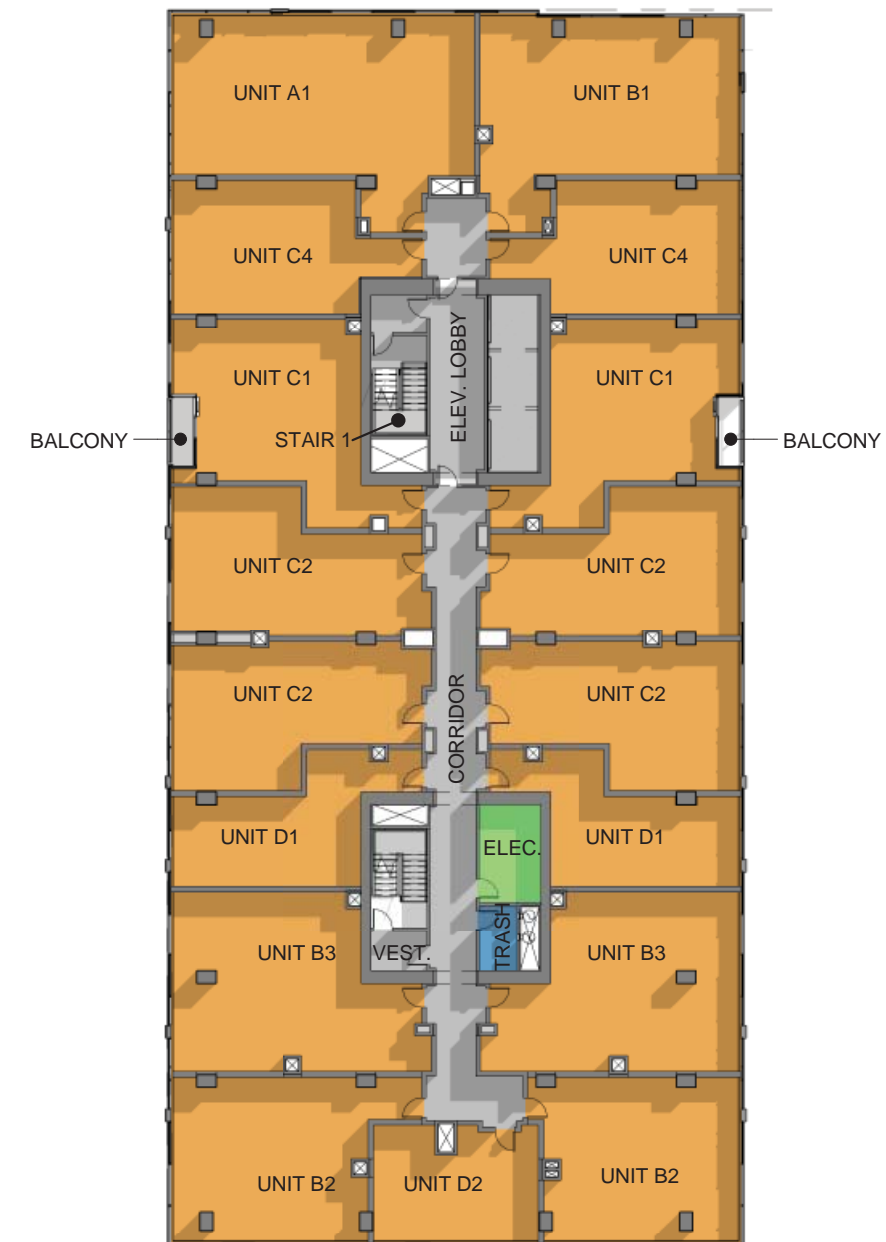
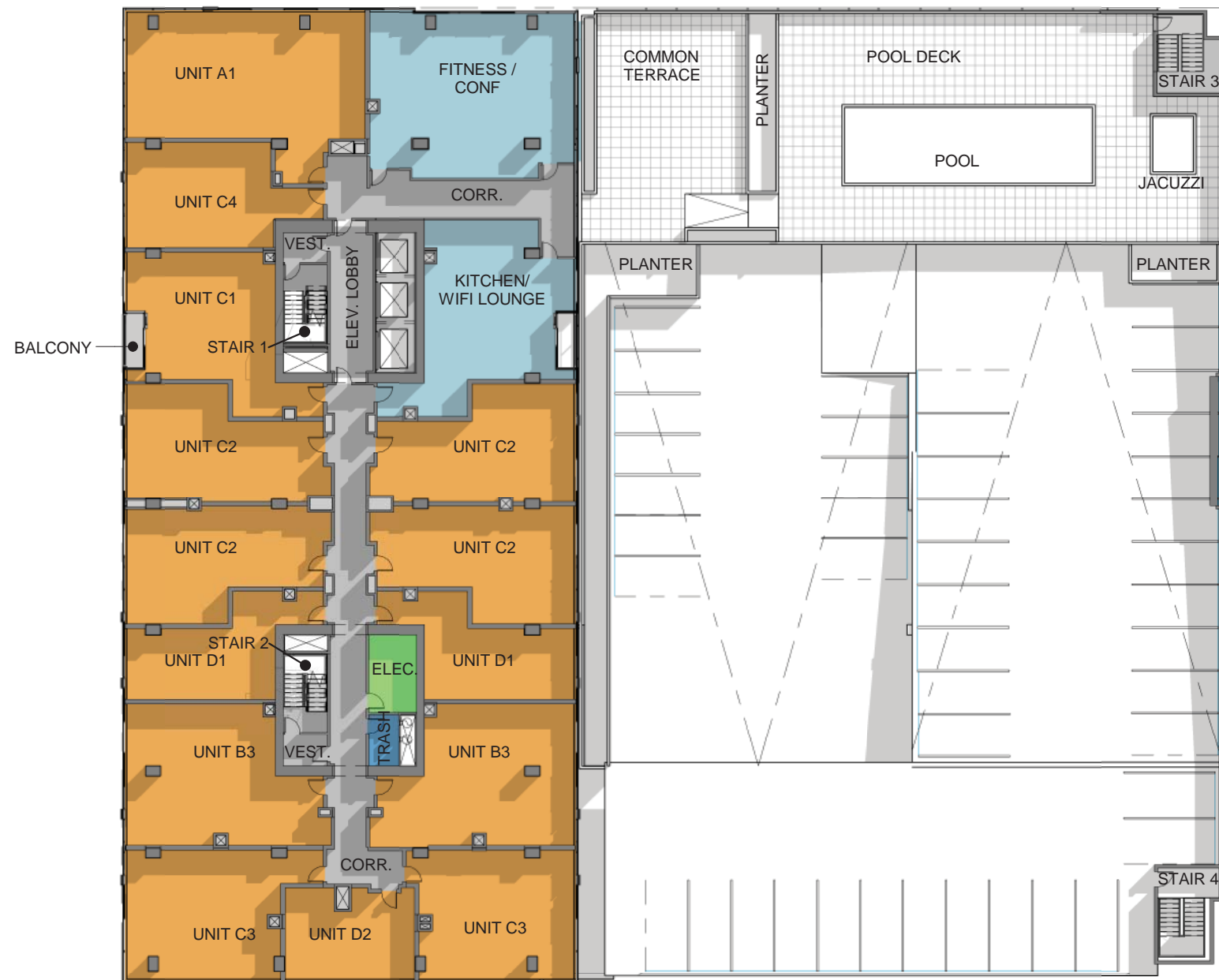
LEVEL 1 PLAN

- | | |
|---|---|
| ACCESSORY AREAS | MECHANICAL |
| AMENITY AREAS | PARKING |
| CIRCULATION | RETAIL/COMMERCIAL |
| ELECTRICAL | |
| HOUSING | |



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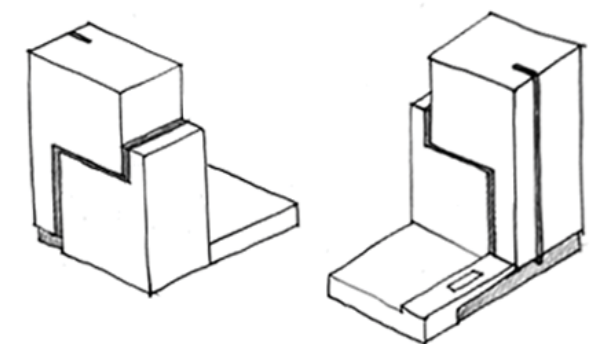
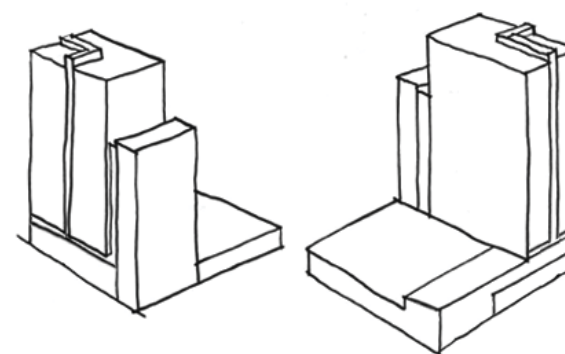
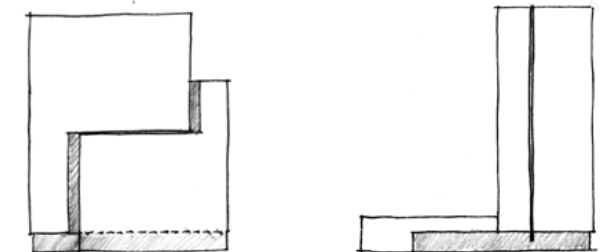
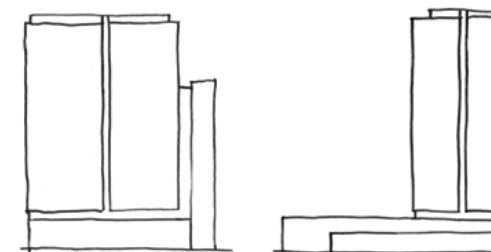
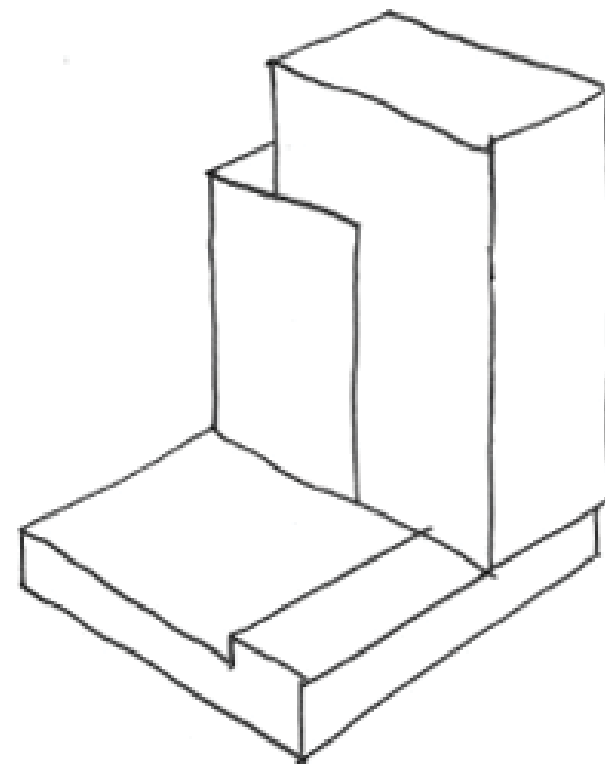
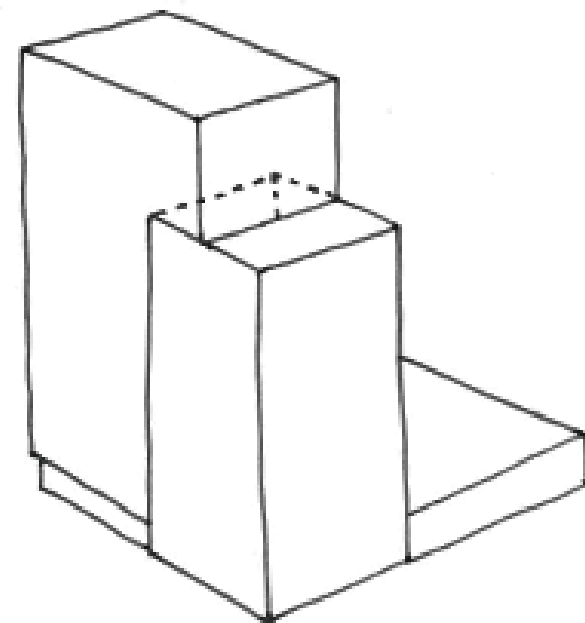
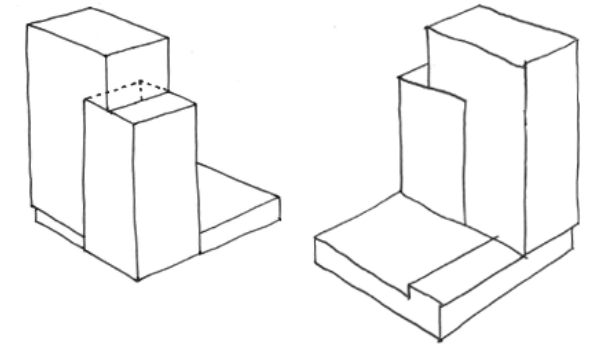
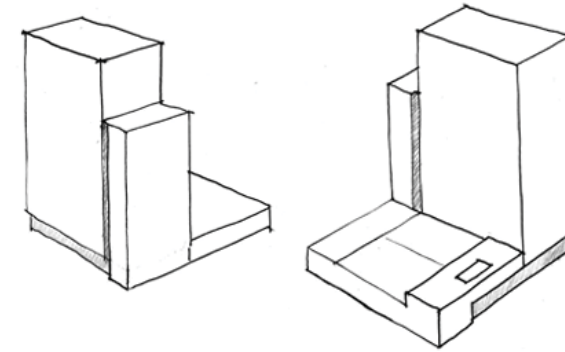
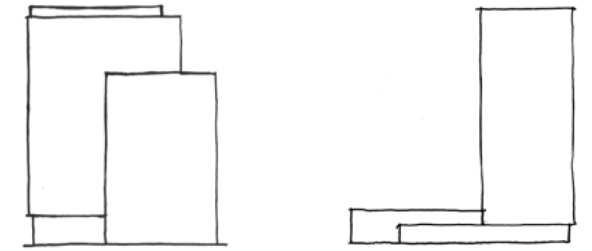
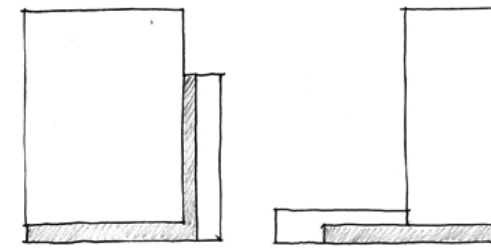
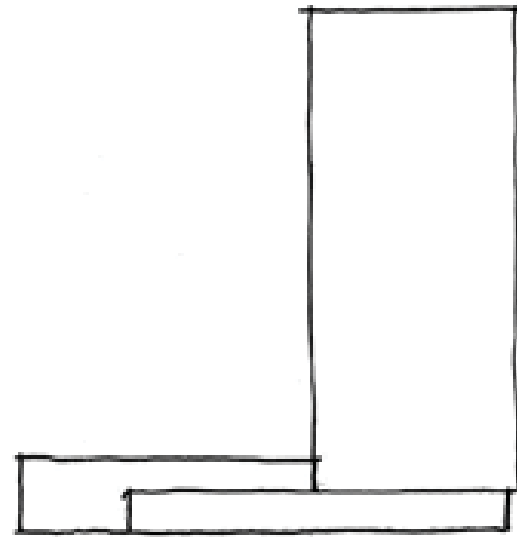
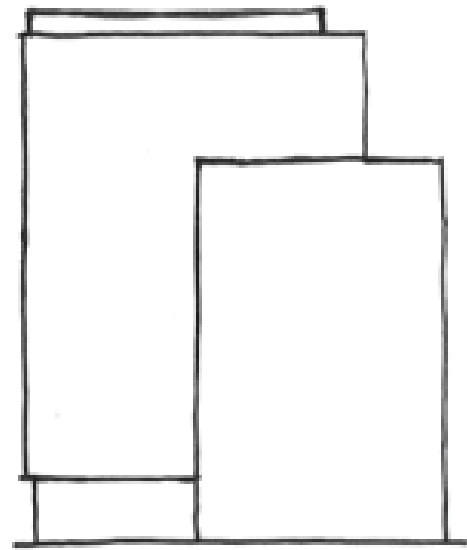
20 December 2012



- | | |
|---|---|
| ACCESSORY AREAS | MECHANICAL |
| AMENITY AREAS | PARKING |
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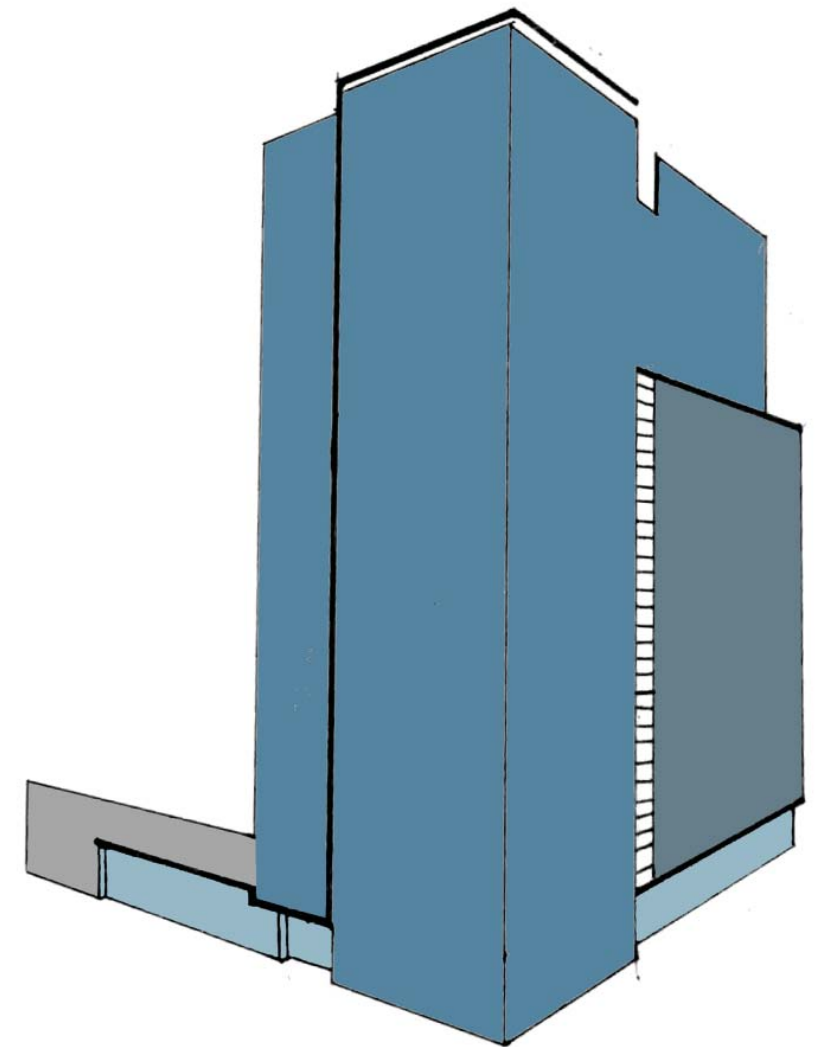
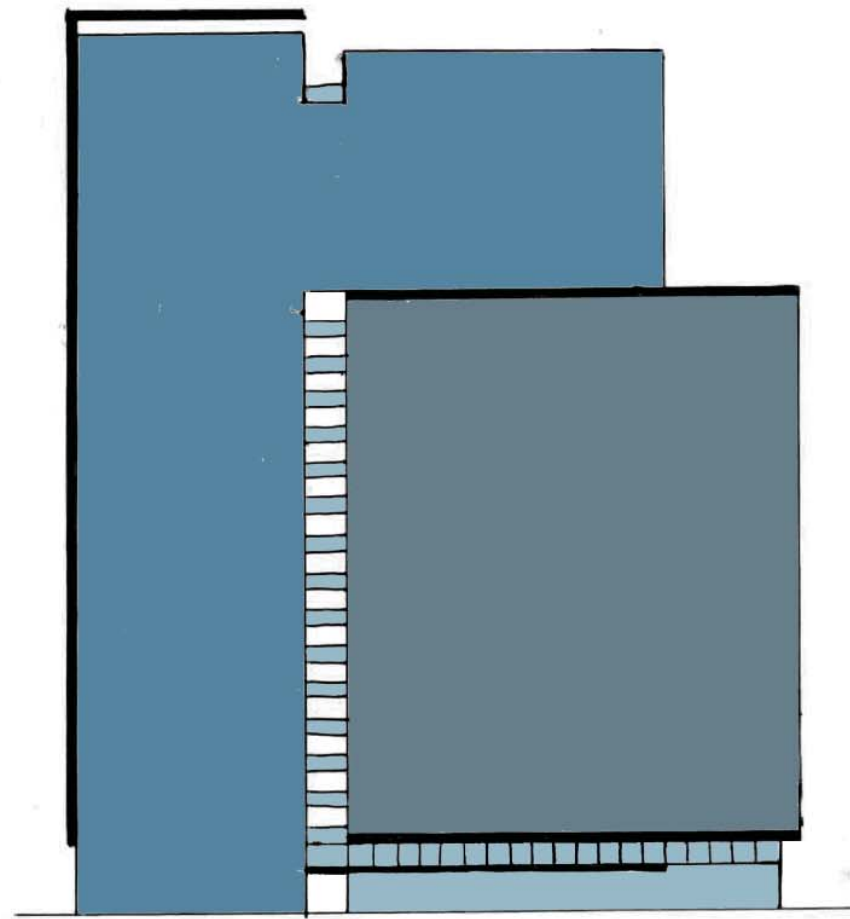
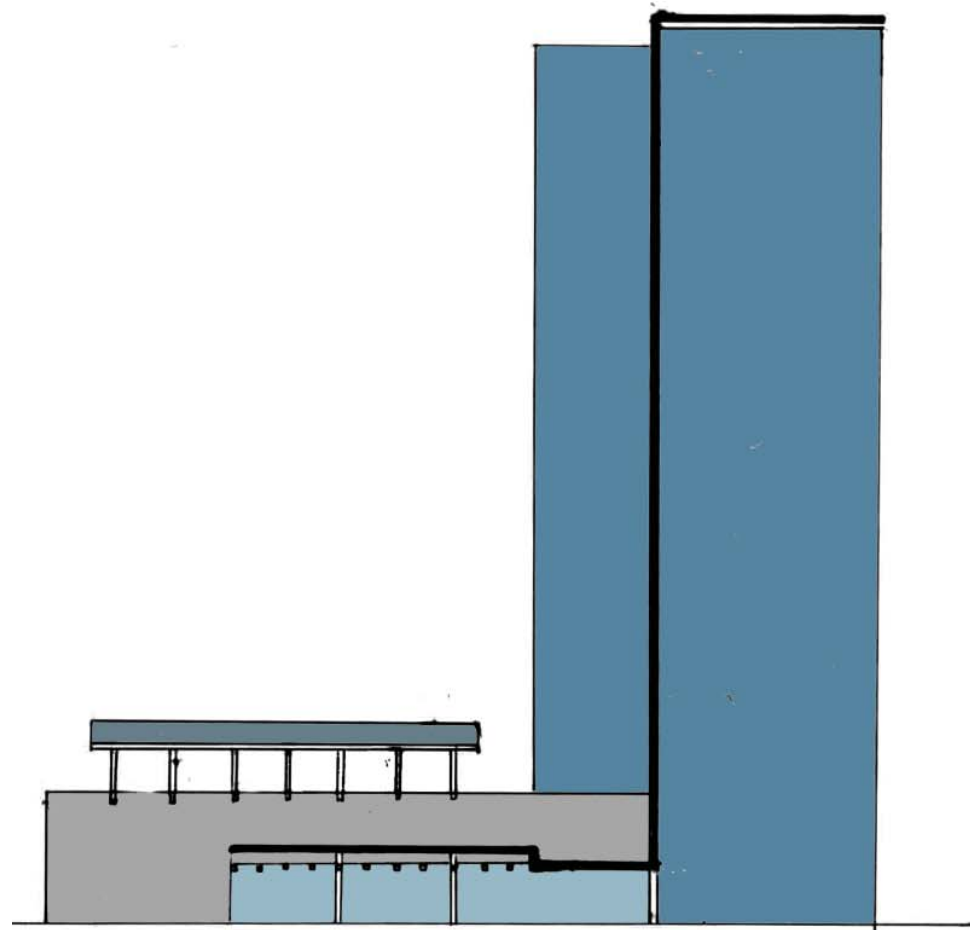
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massing diagrams

One South Market
San Jose, California

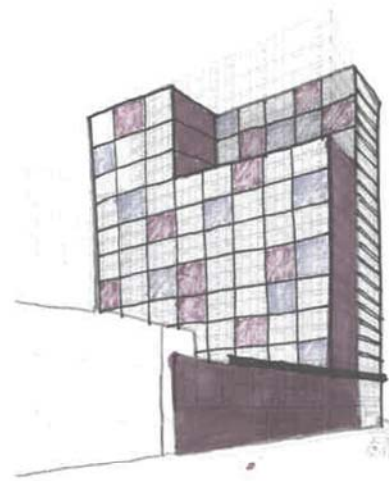
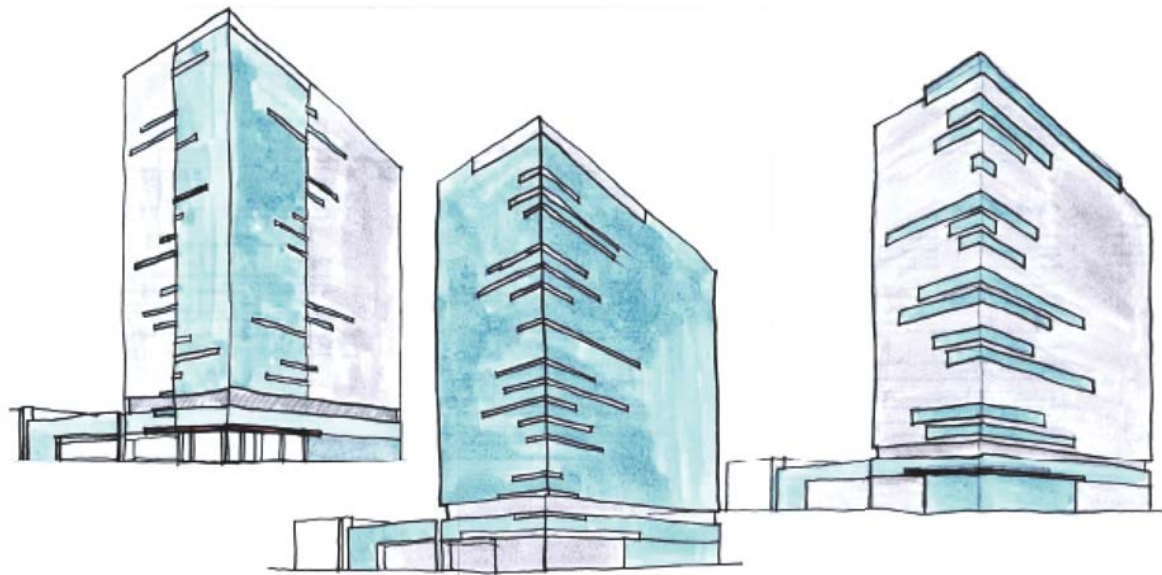
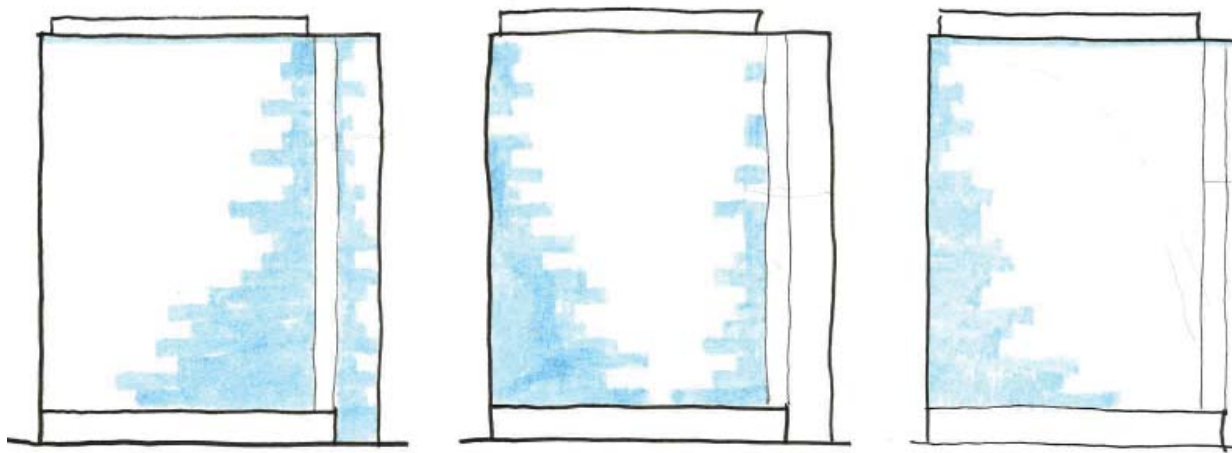
20 December 2012



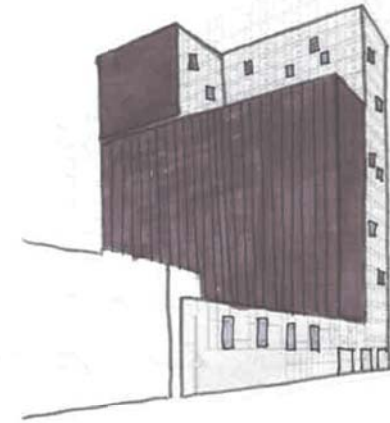
massing diagrams

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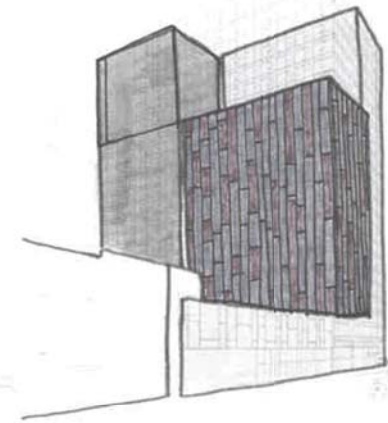
20 December 2012



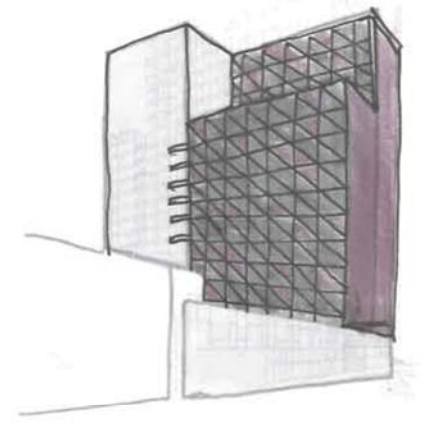
"pointed sides"



"camera frame"



"the wrap around"



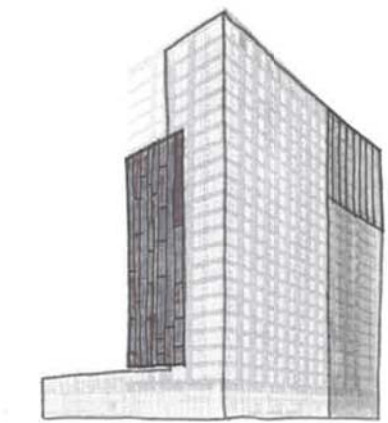
"the nested box"



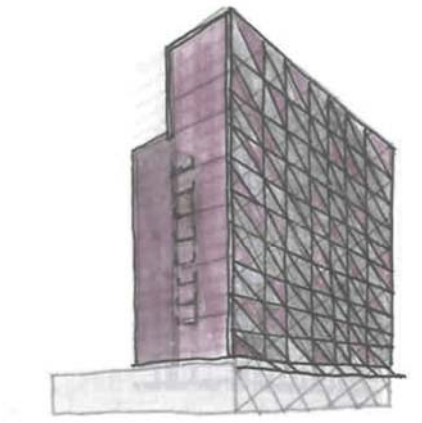
"pointed sides"



"camera frame"



"the wrap around"

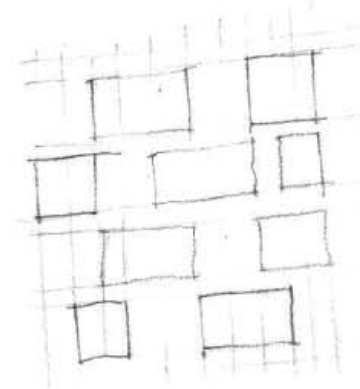
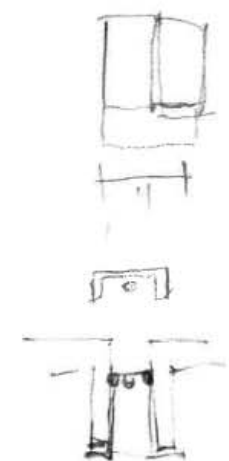
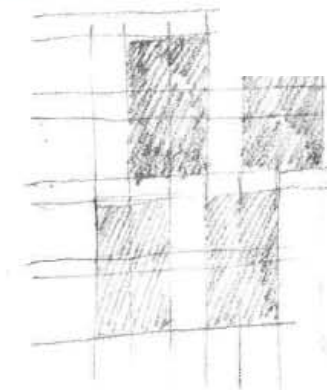
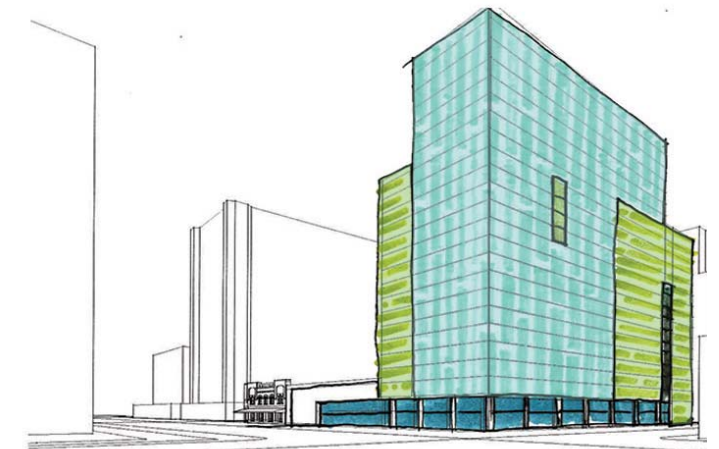
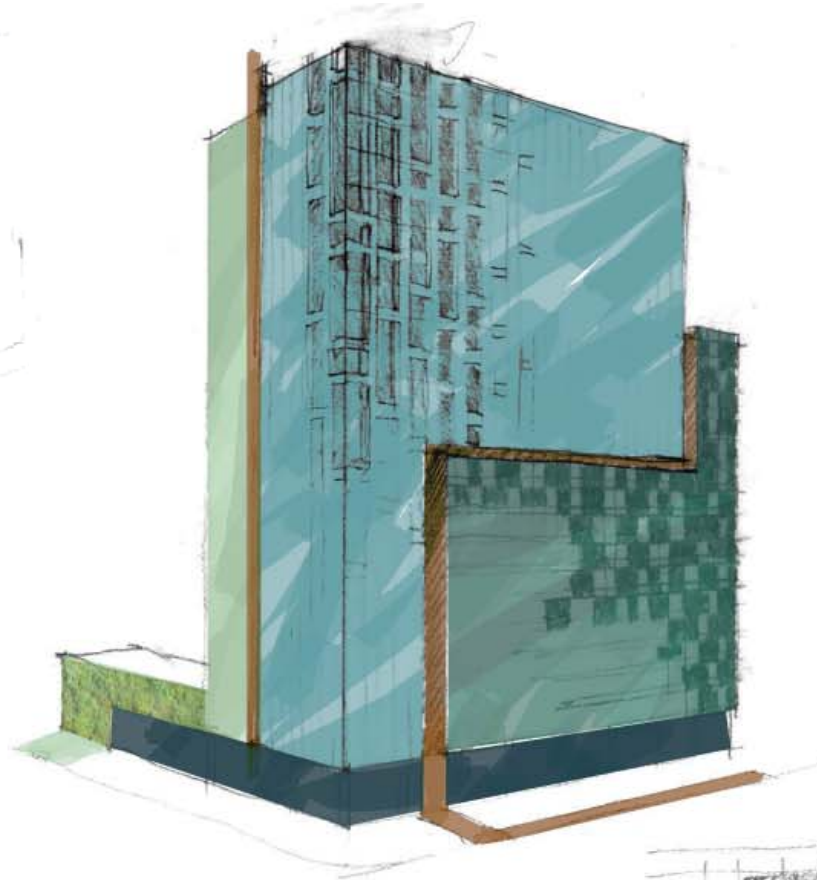
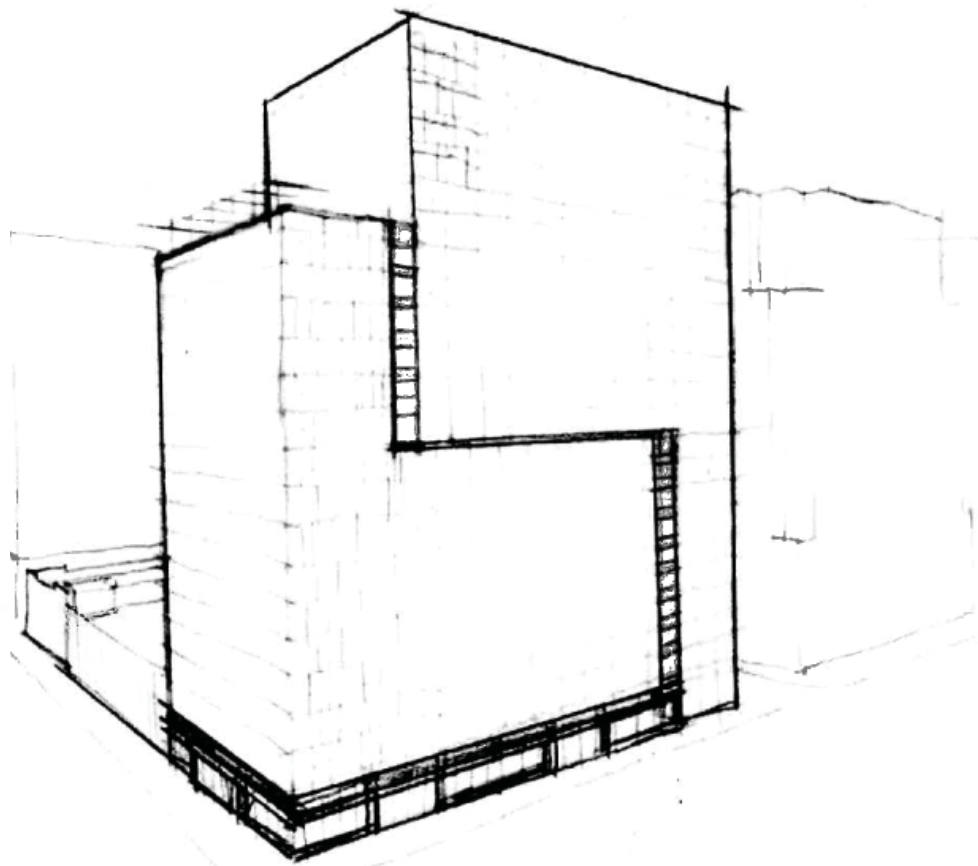


"the nested box"

facade skin studies

One South Market
San Jose, California

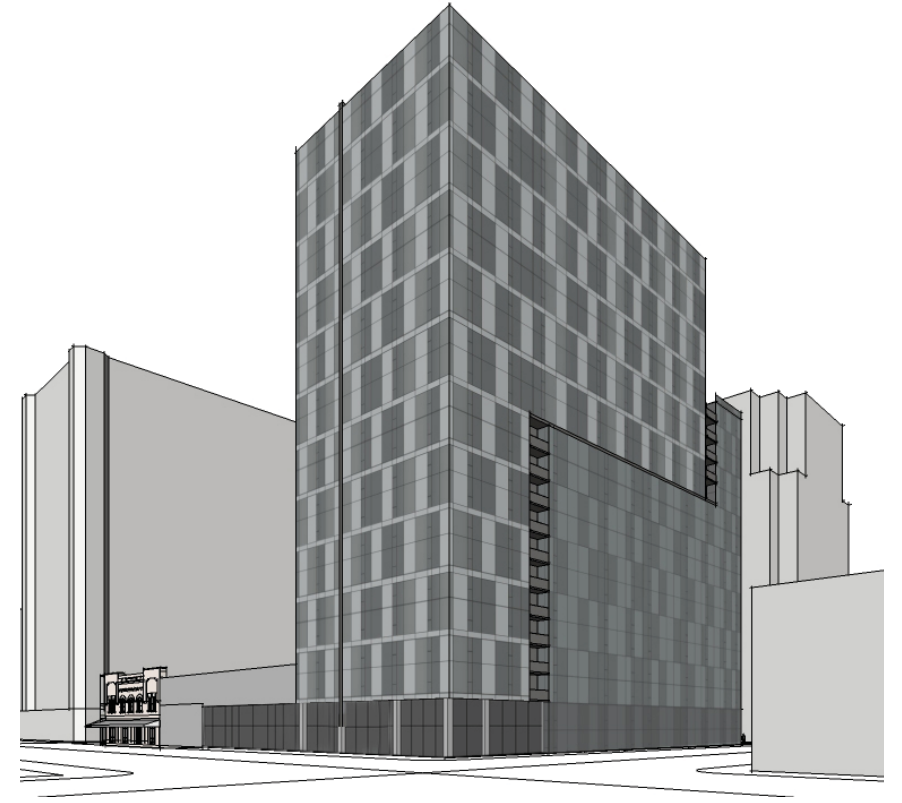
20 December 2012



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facade skin studies

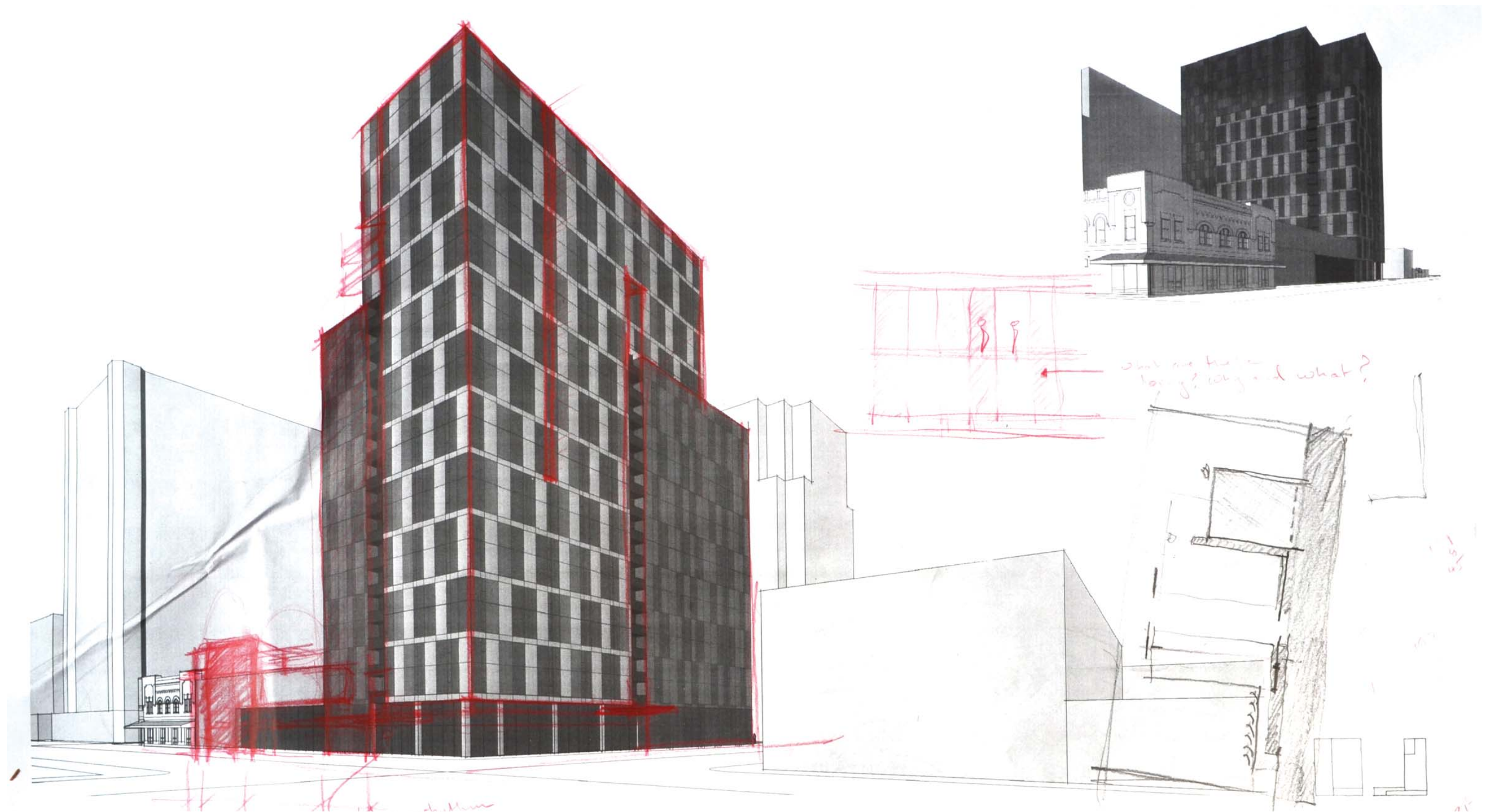
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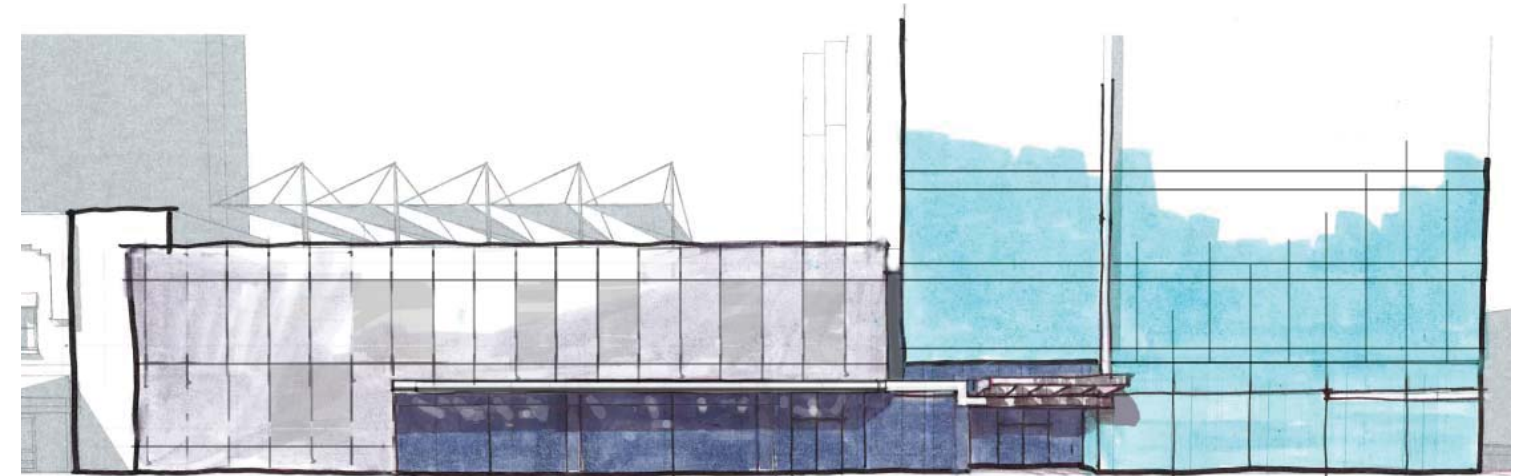
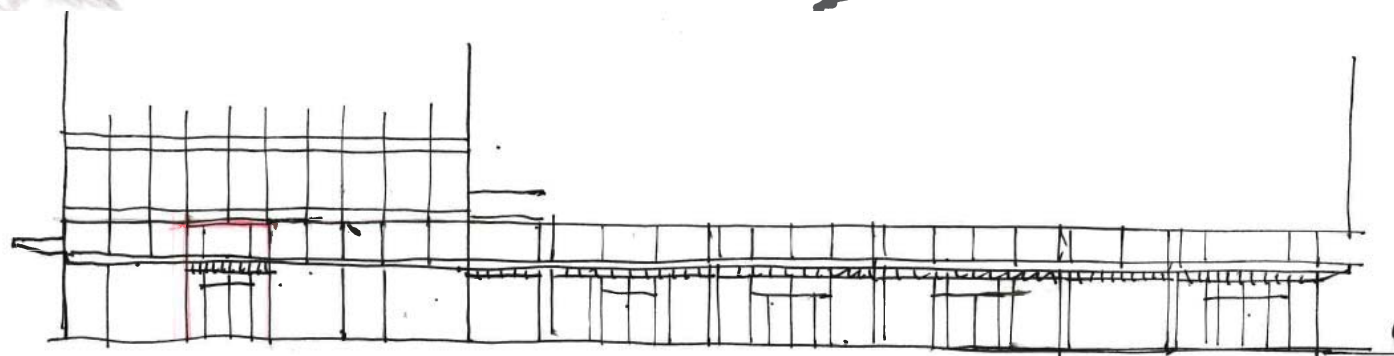
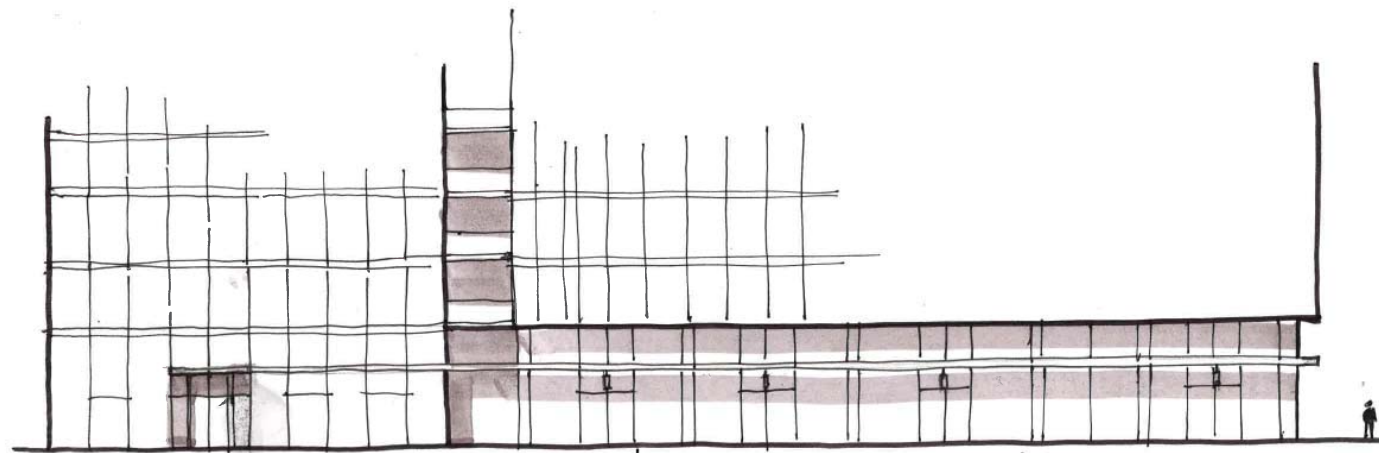
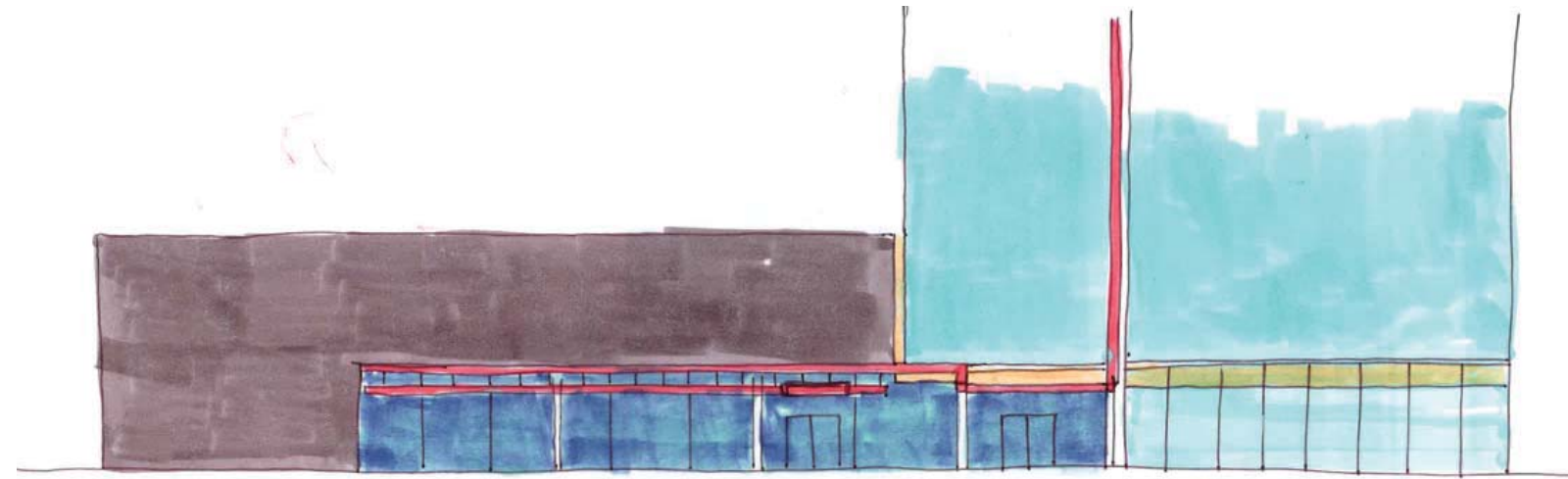
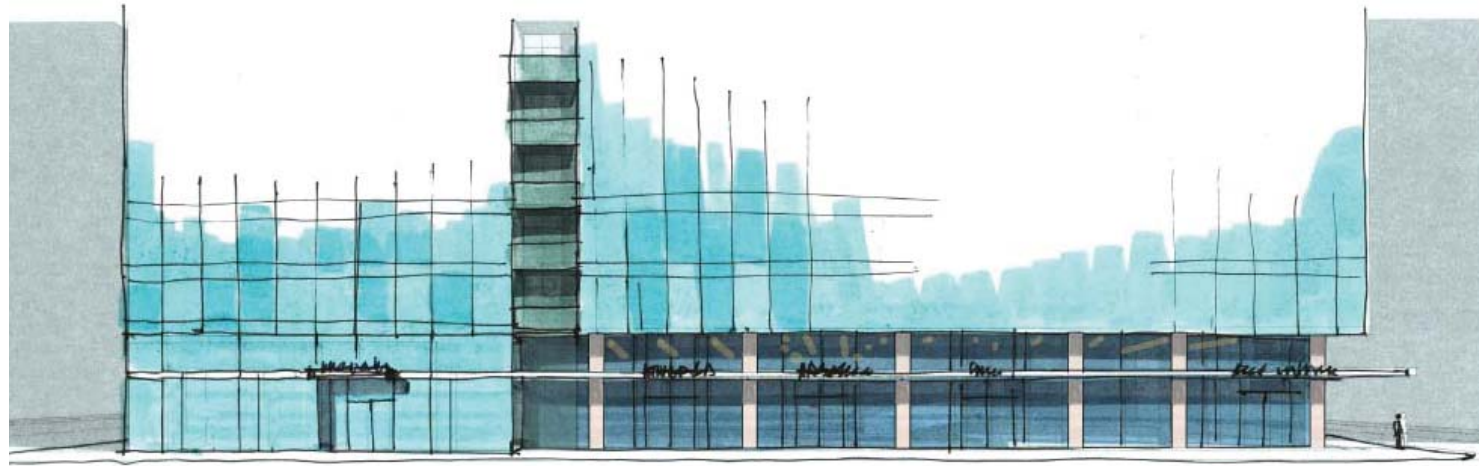
facade skin studies

20 December 2012



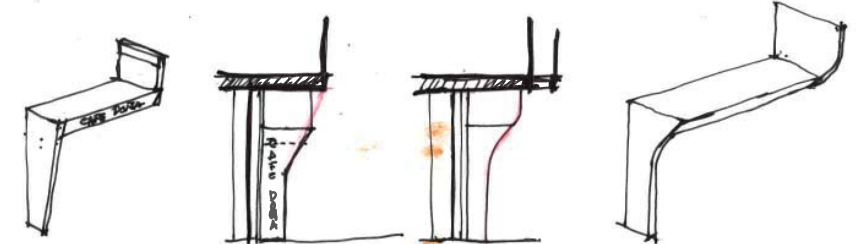
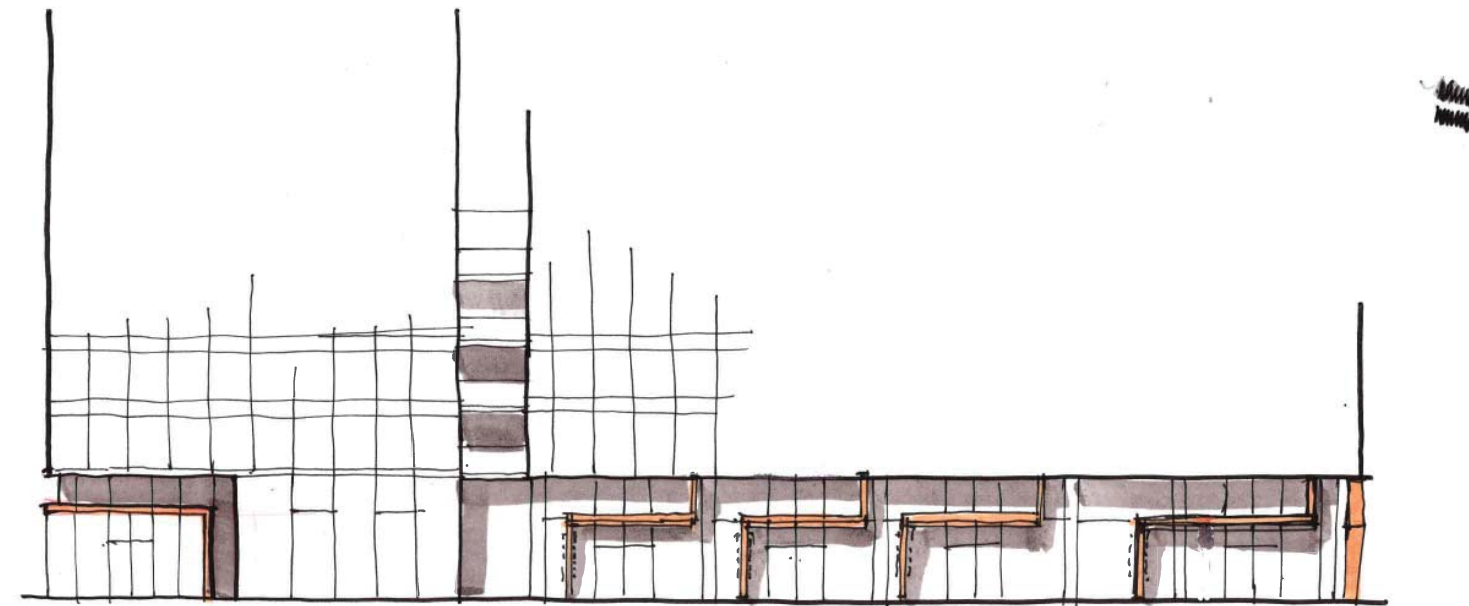
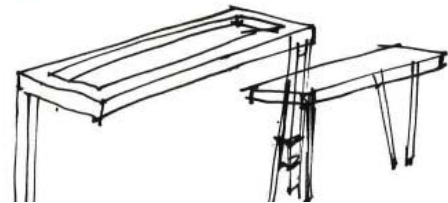
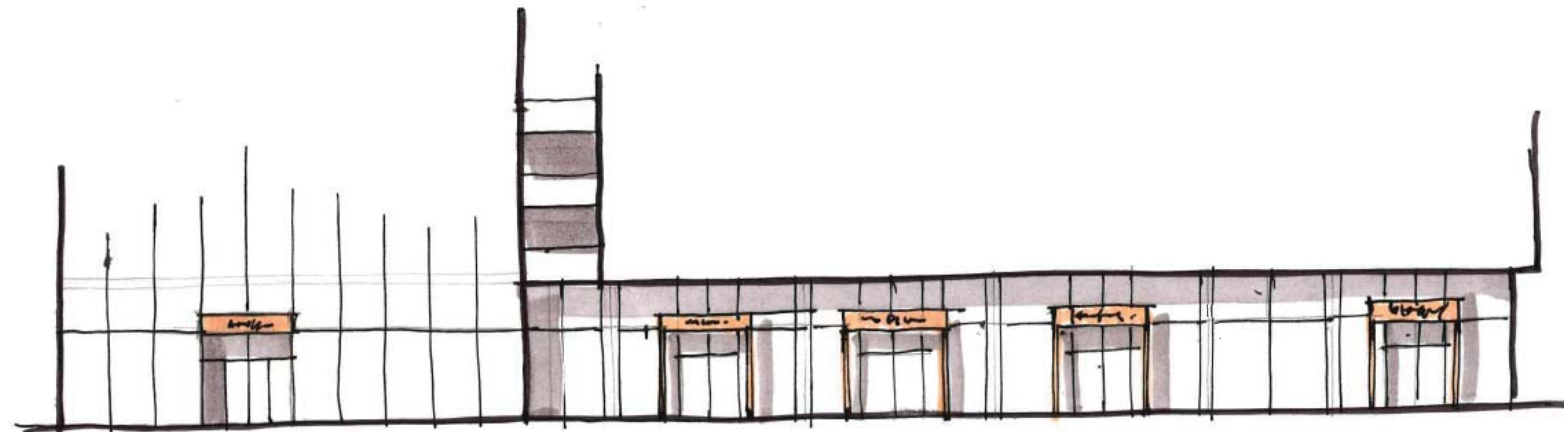
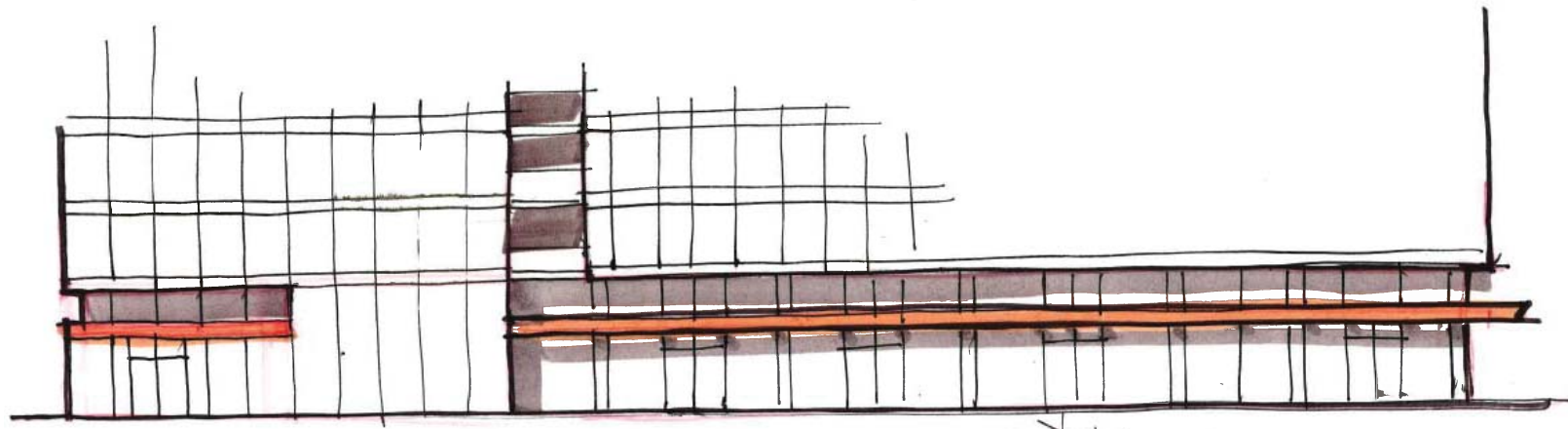
One South Market
San Jose, California

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santa clara retail storefront studies

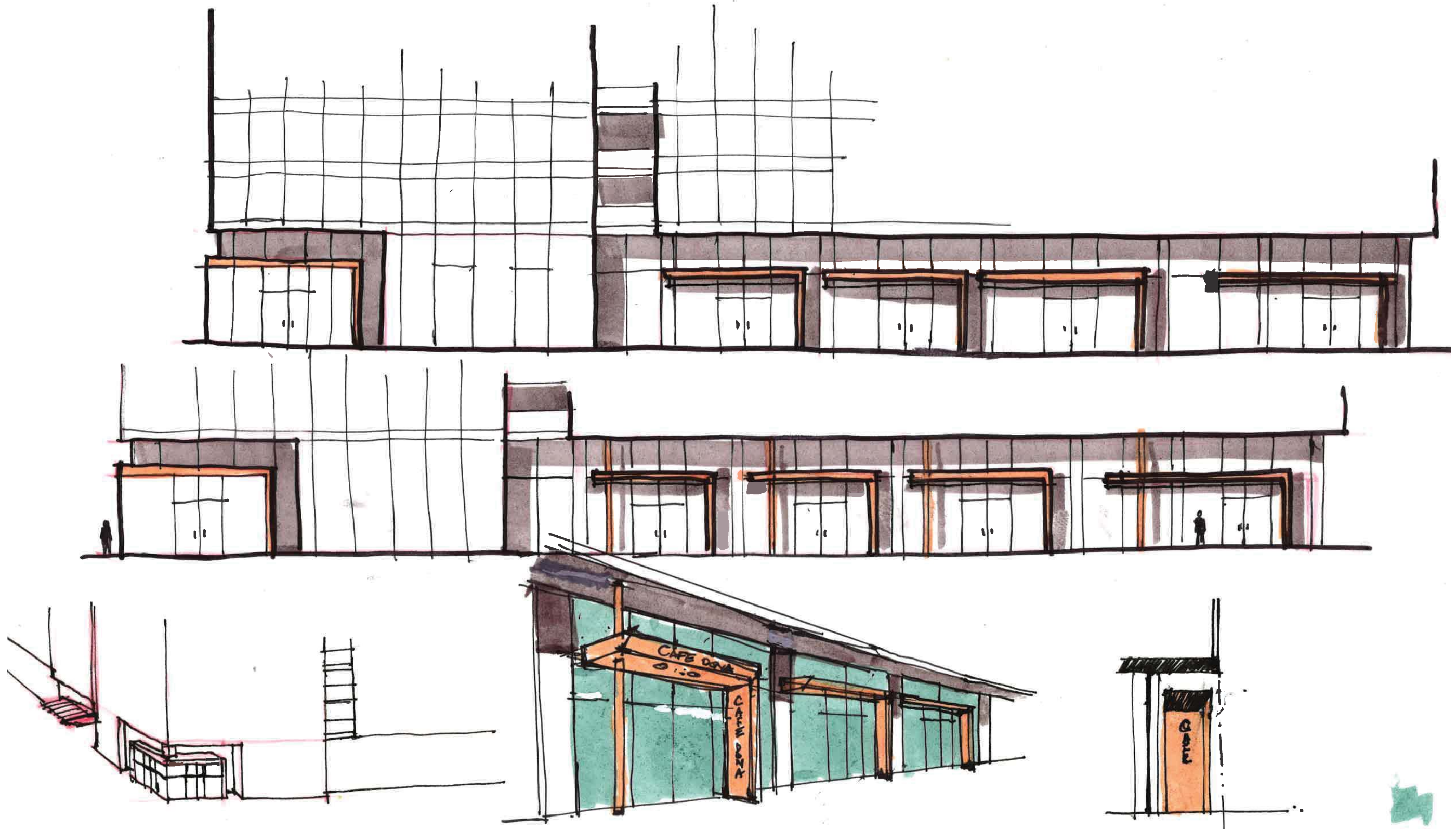
s. market st. retail storefront studies



santa clara retail canopy studies

One South Market
San Jose, California

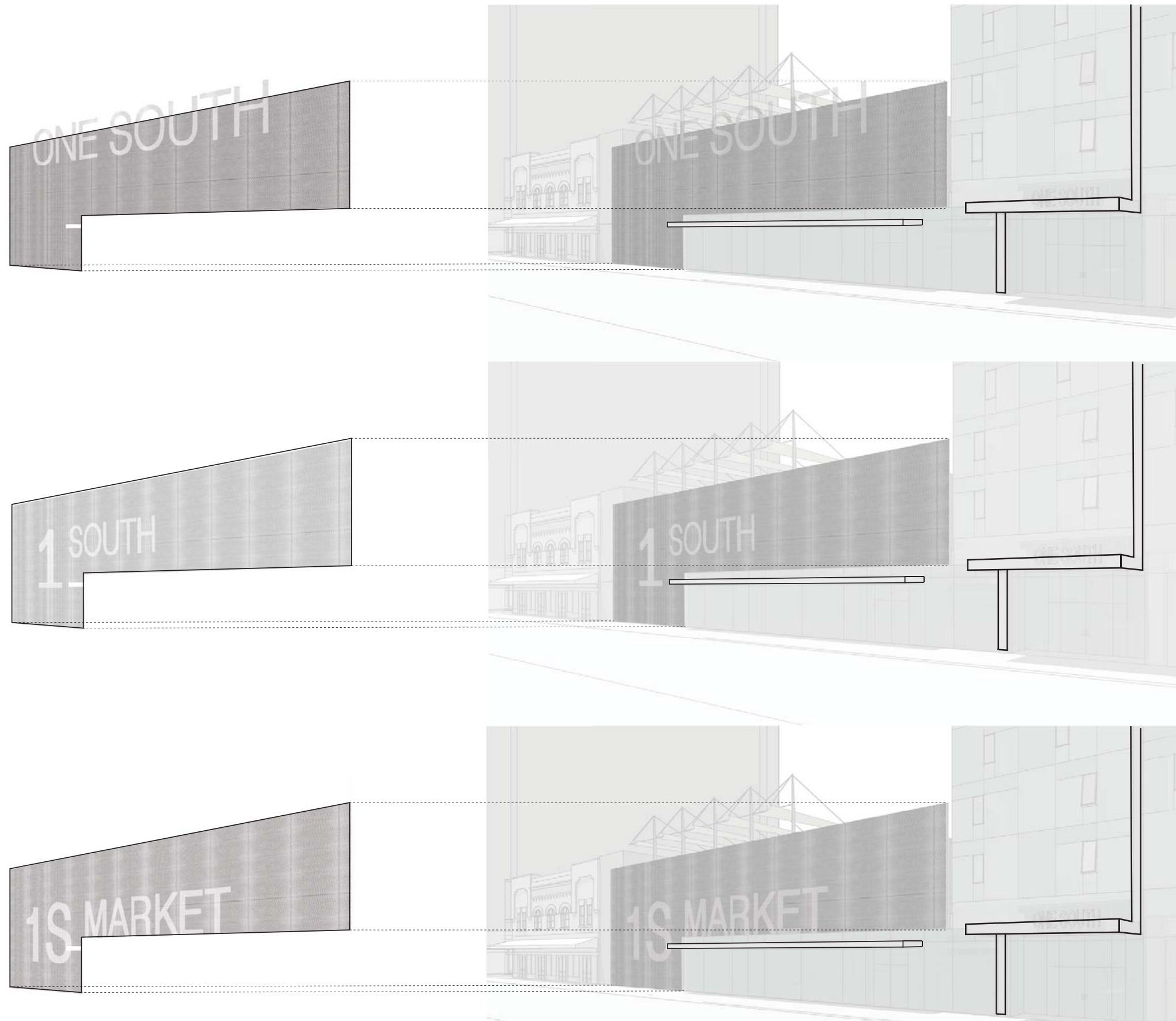
14 December 2012



santa clara retail canopy studies

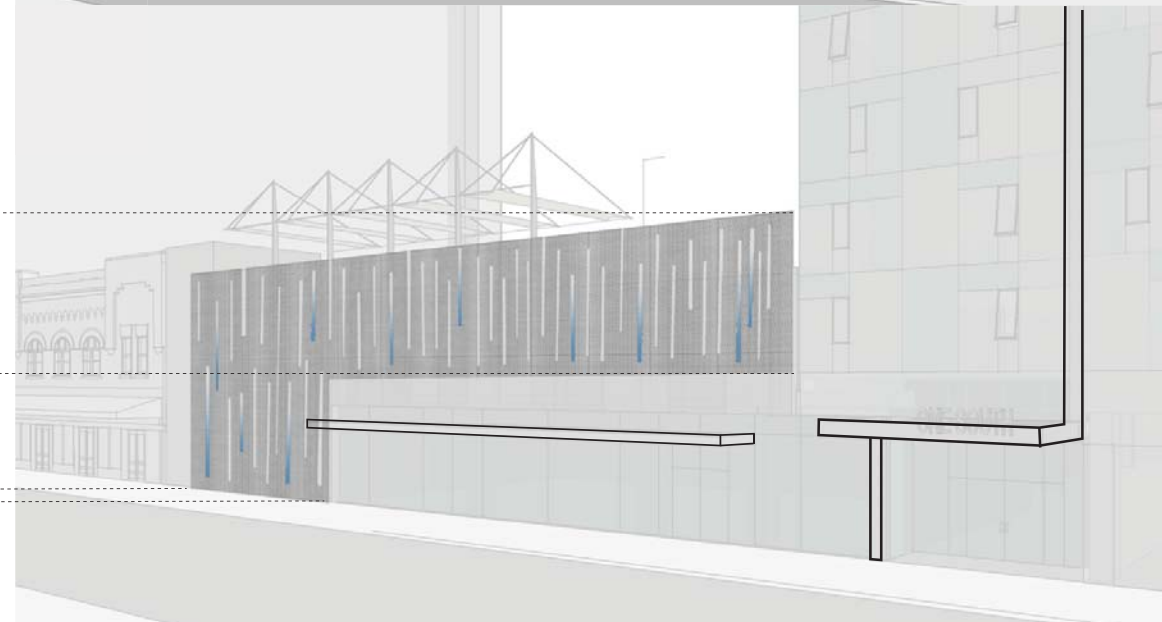
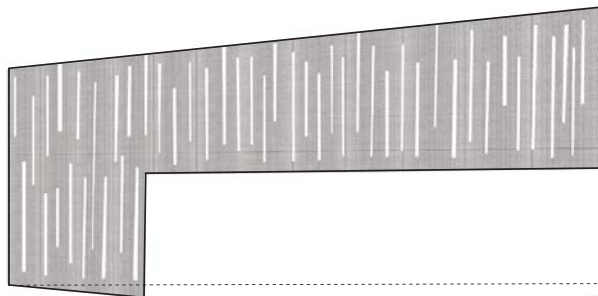
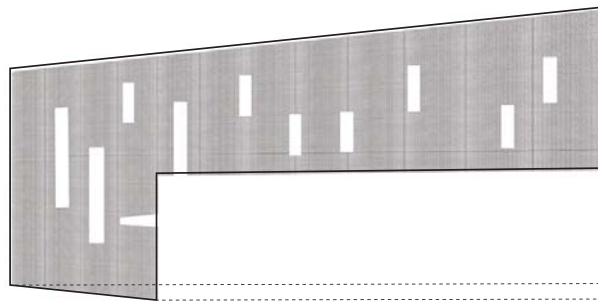
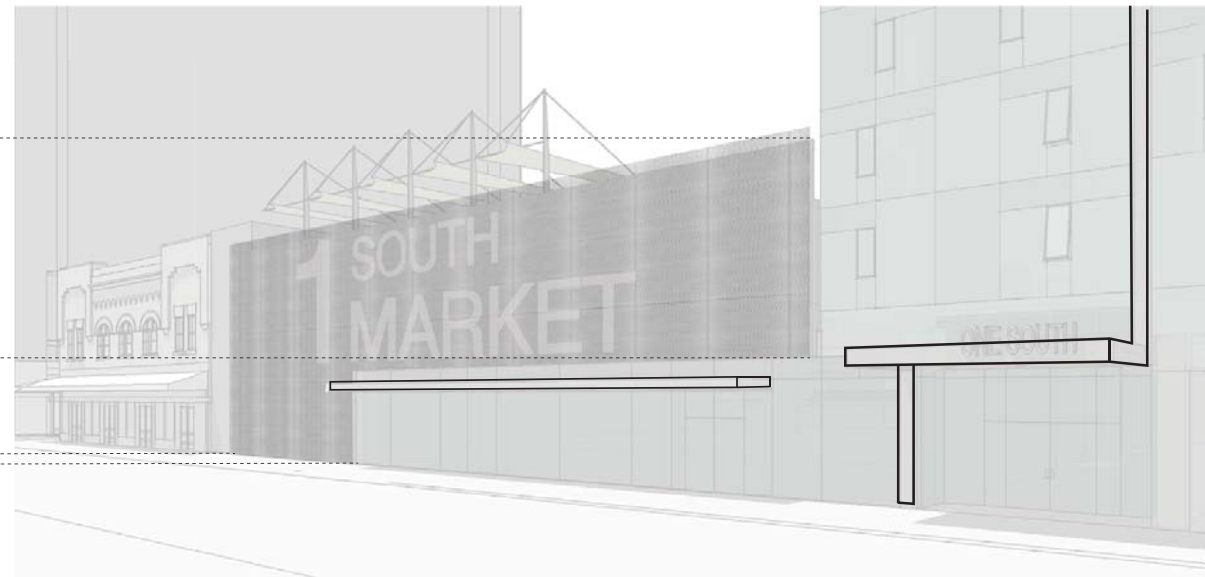
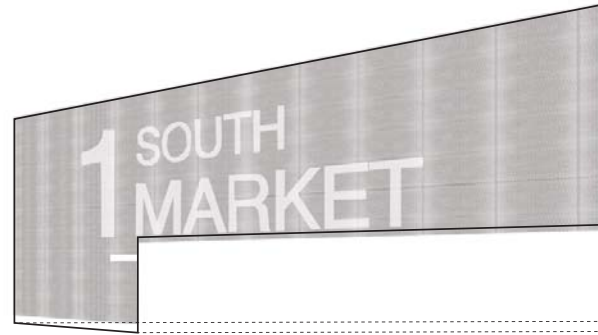
One South Market
San Jose, California

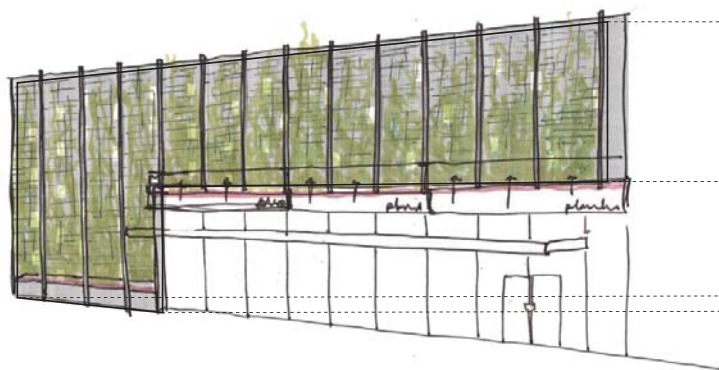
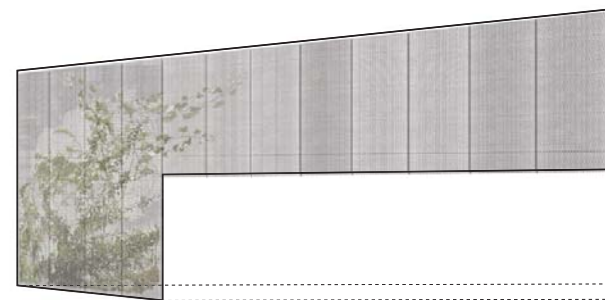
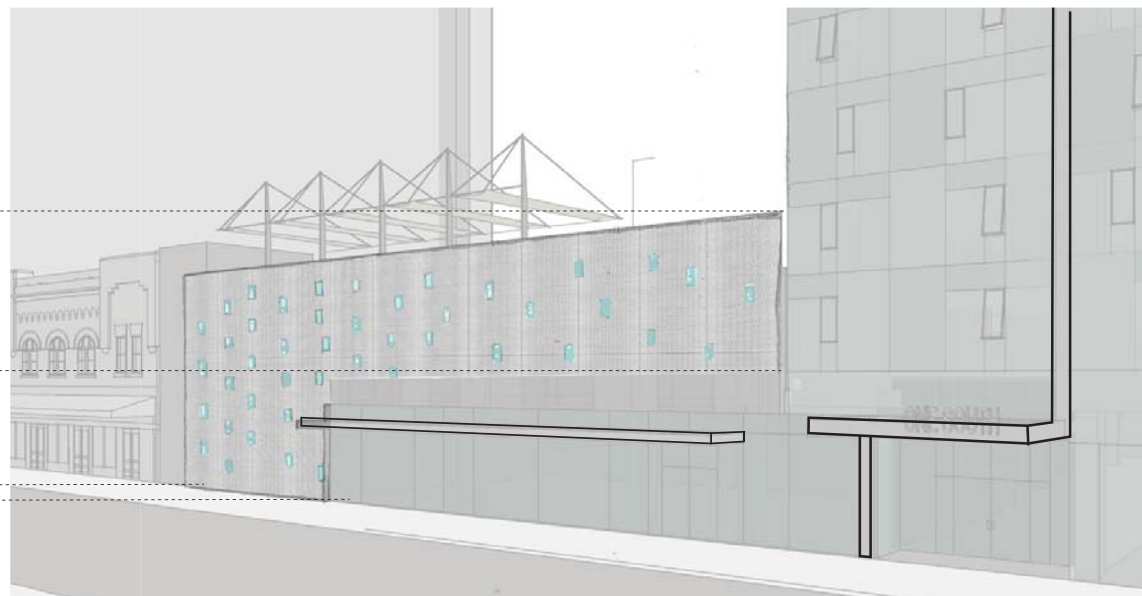
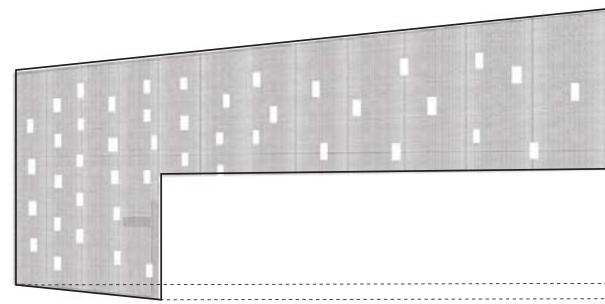
20 December 2012



One South Market
San Jose, California

20 December 2012







One South Market
San Jose, California

VIEW FROM NORTH/NORTHEAST
20 December 2012



One South Market
San Jose, California

20 December 2012



One South Market
San Jose, California

20 December 2012



One South Market
San Jose, California

20 December 2012



One South Market
San Jose, California



20 December 2012



One South Market
San Jose, California



20 December 2012



One South Market
San Jose, California

20 December 2012



One South Market
San Jose, California

VIEW FROM MARKET ST.
20 December 2012



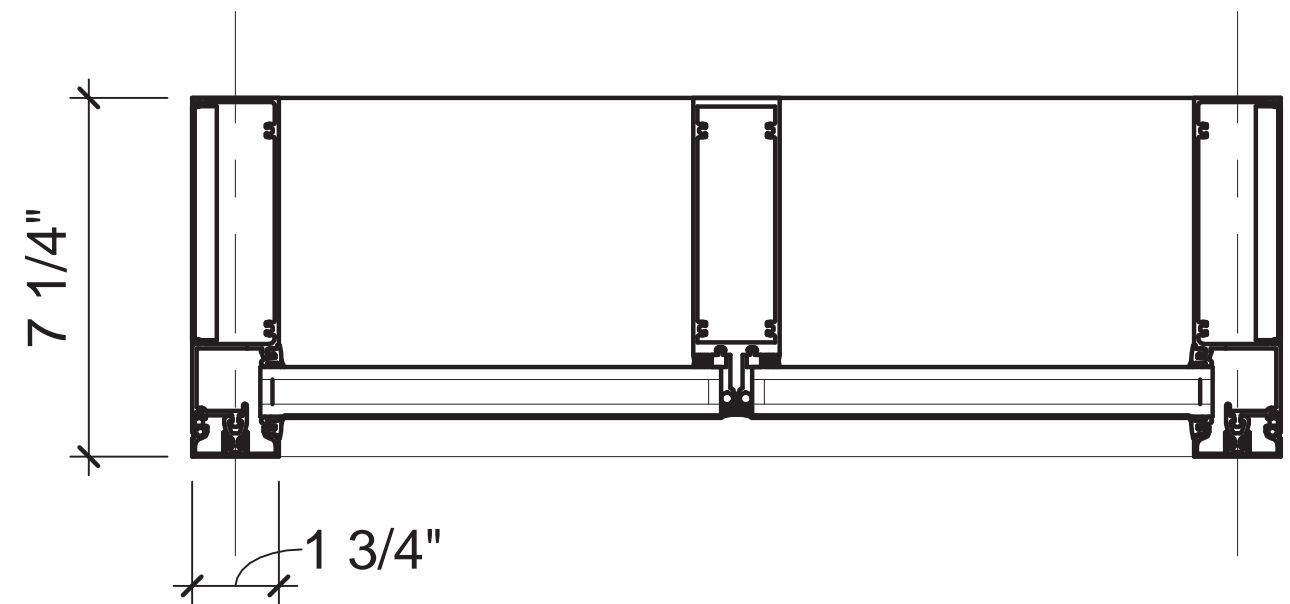
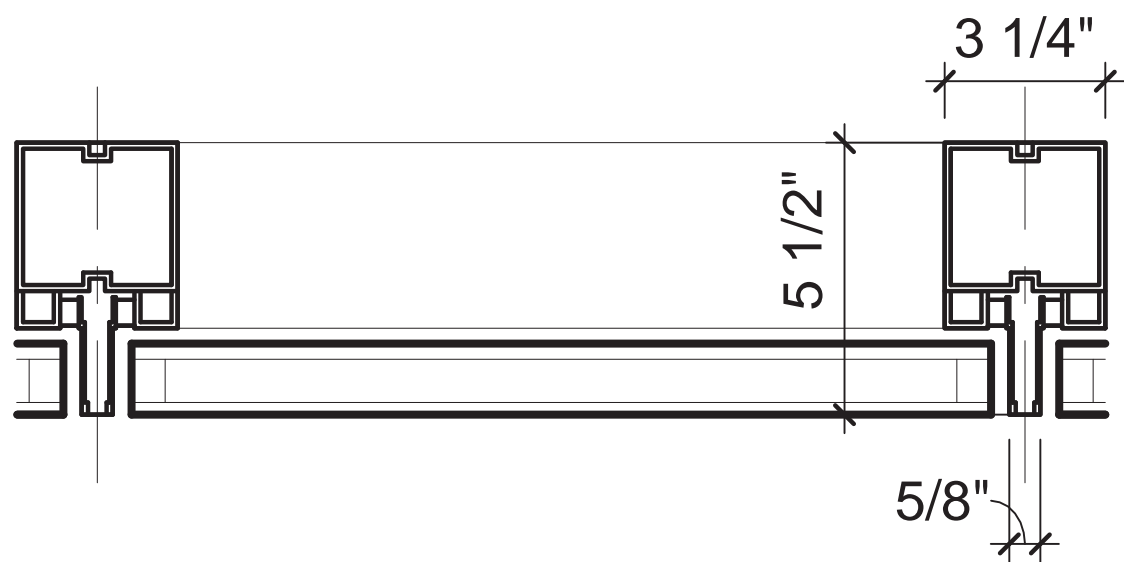
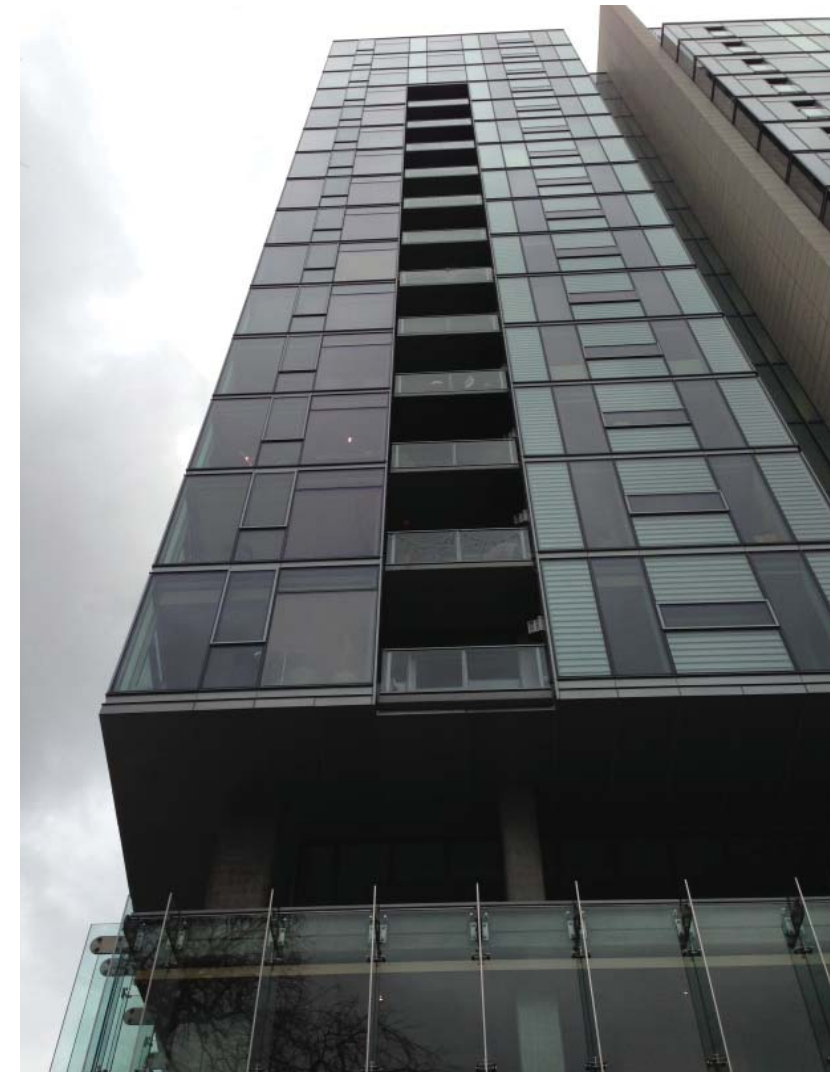
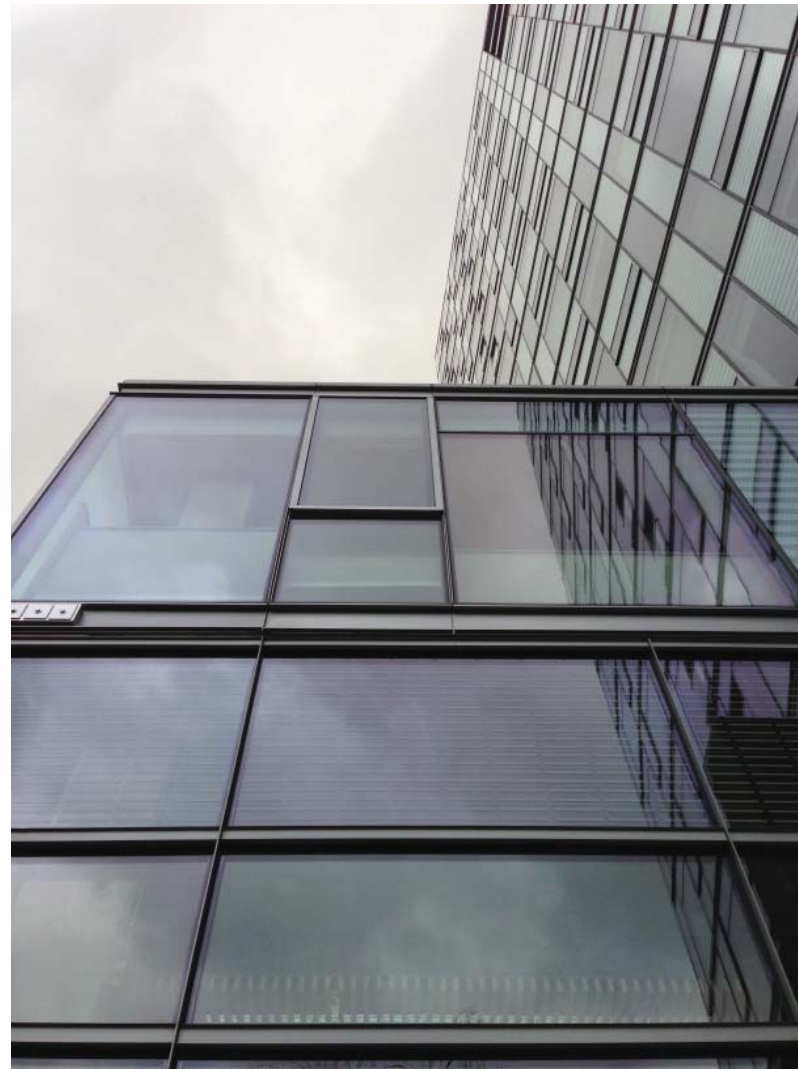
One South Market
San Jose, California

VIEW FROM SOUTHWEST
20 December 2012



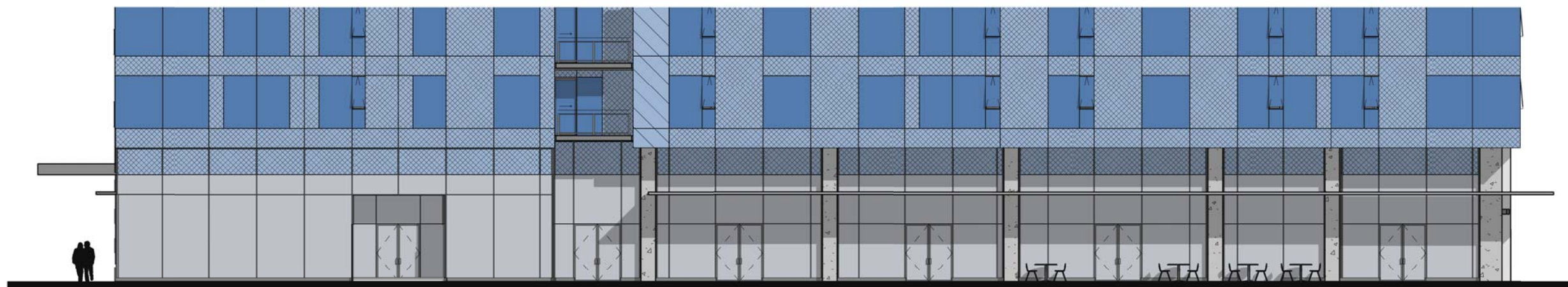
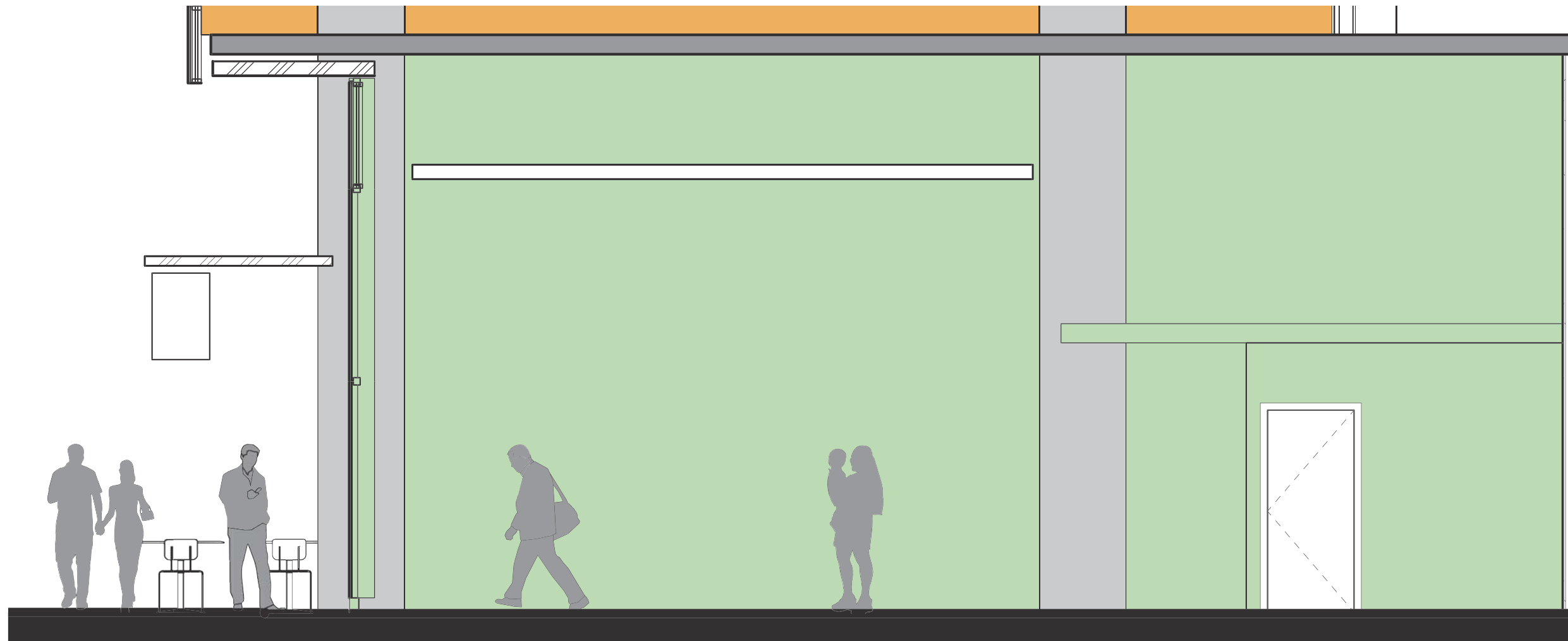
One South Market
San Jose, California

VIEW FROM NORTH/NORTHWEST
20 December 2012

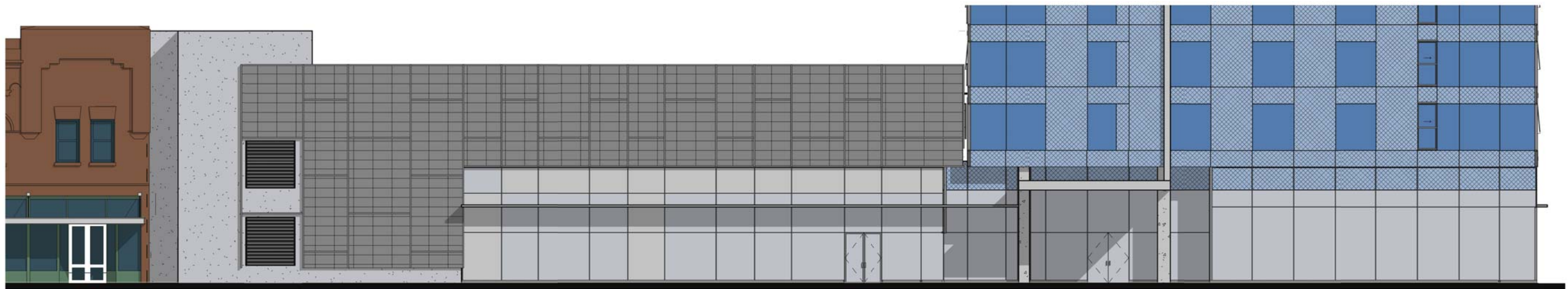
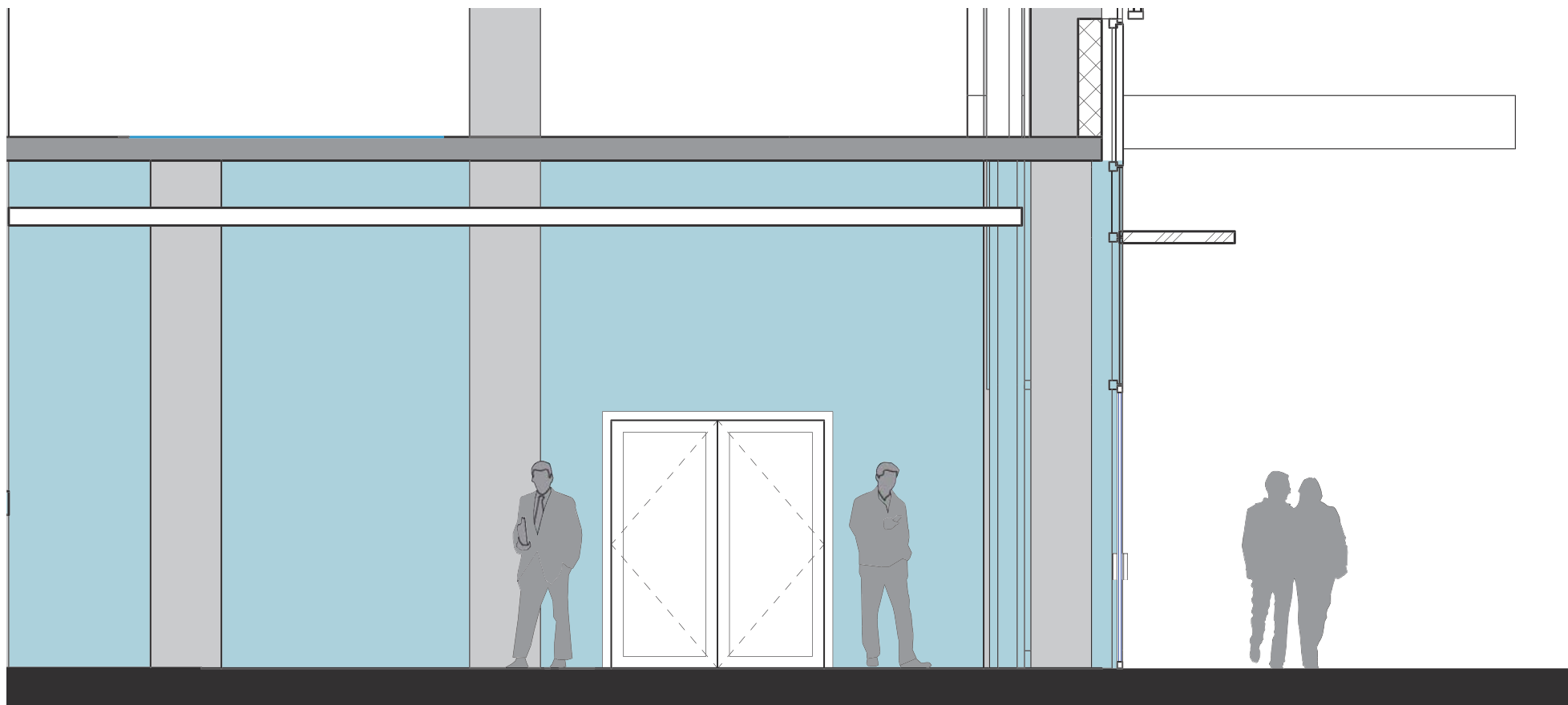


One South Market
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14 December 2012



santa clara st. retail frontage

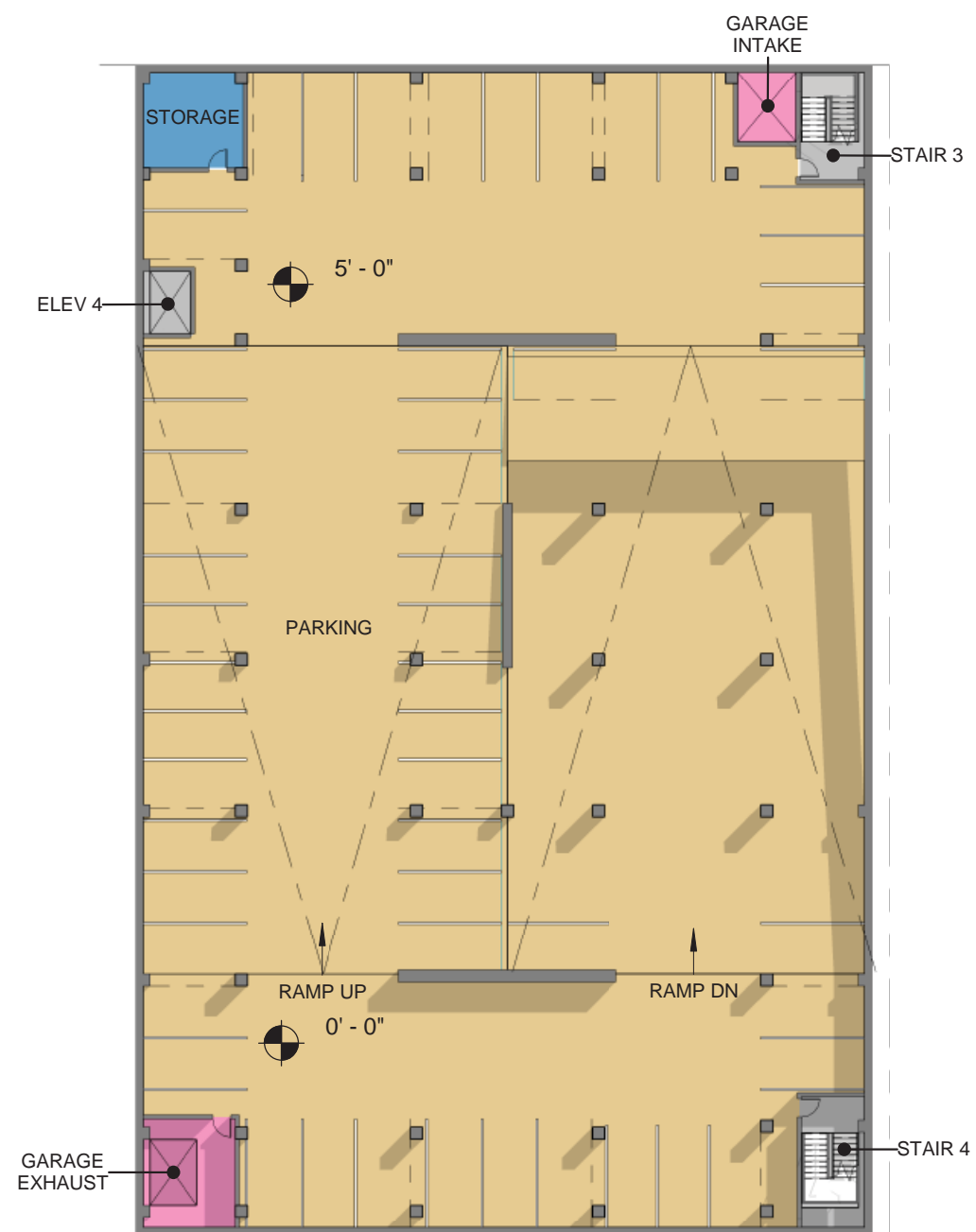
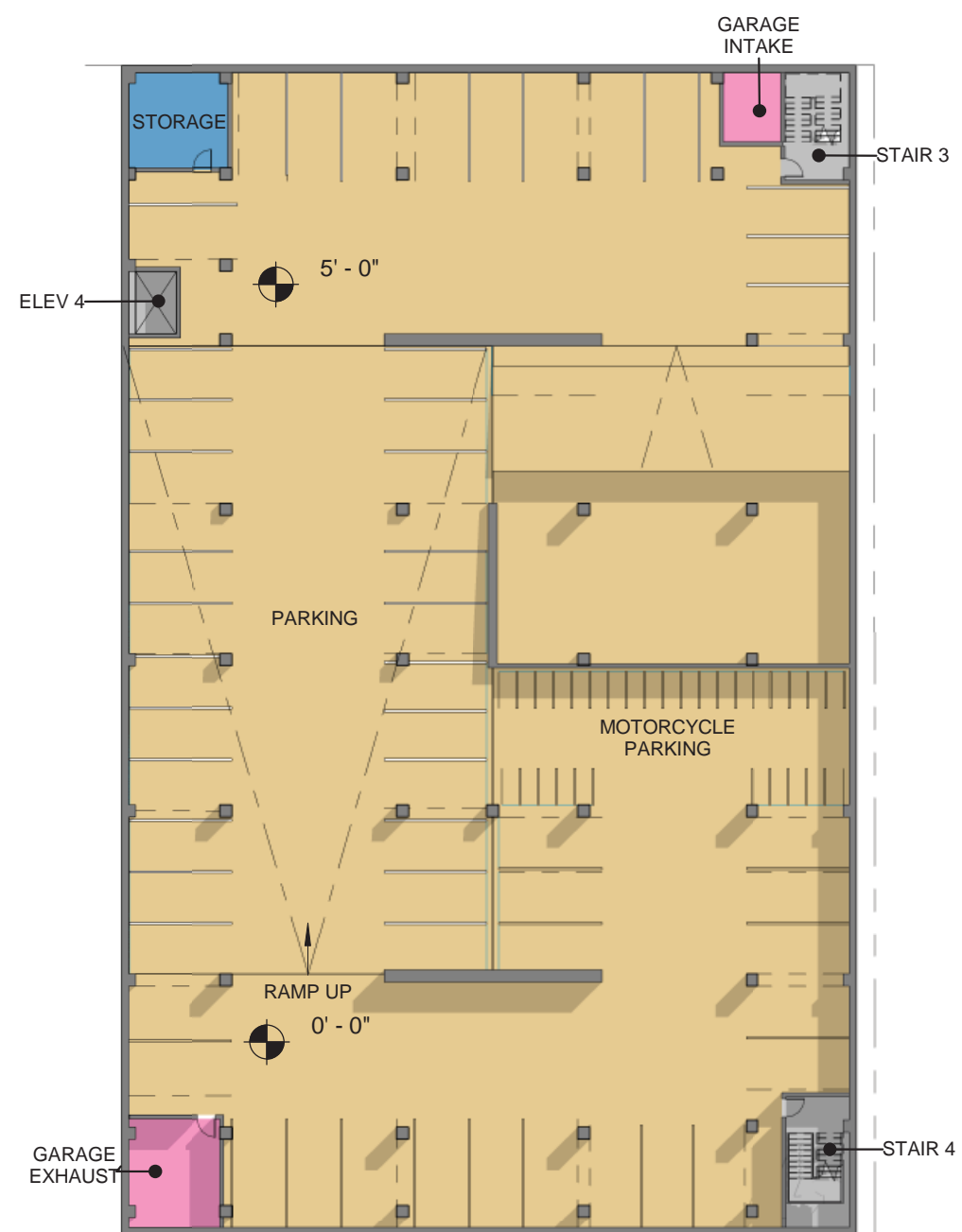










market st. retail frontage



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- | | | | |
|---|-----------------|---|-----------------------|
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|  | AMENITY AREAS |  | PARKING |
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One South Market

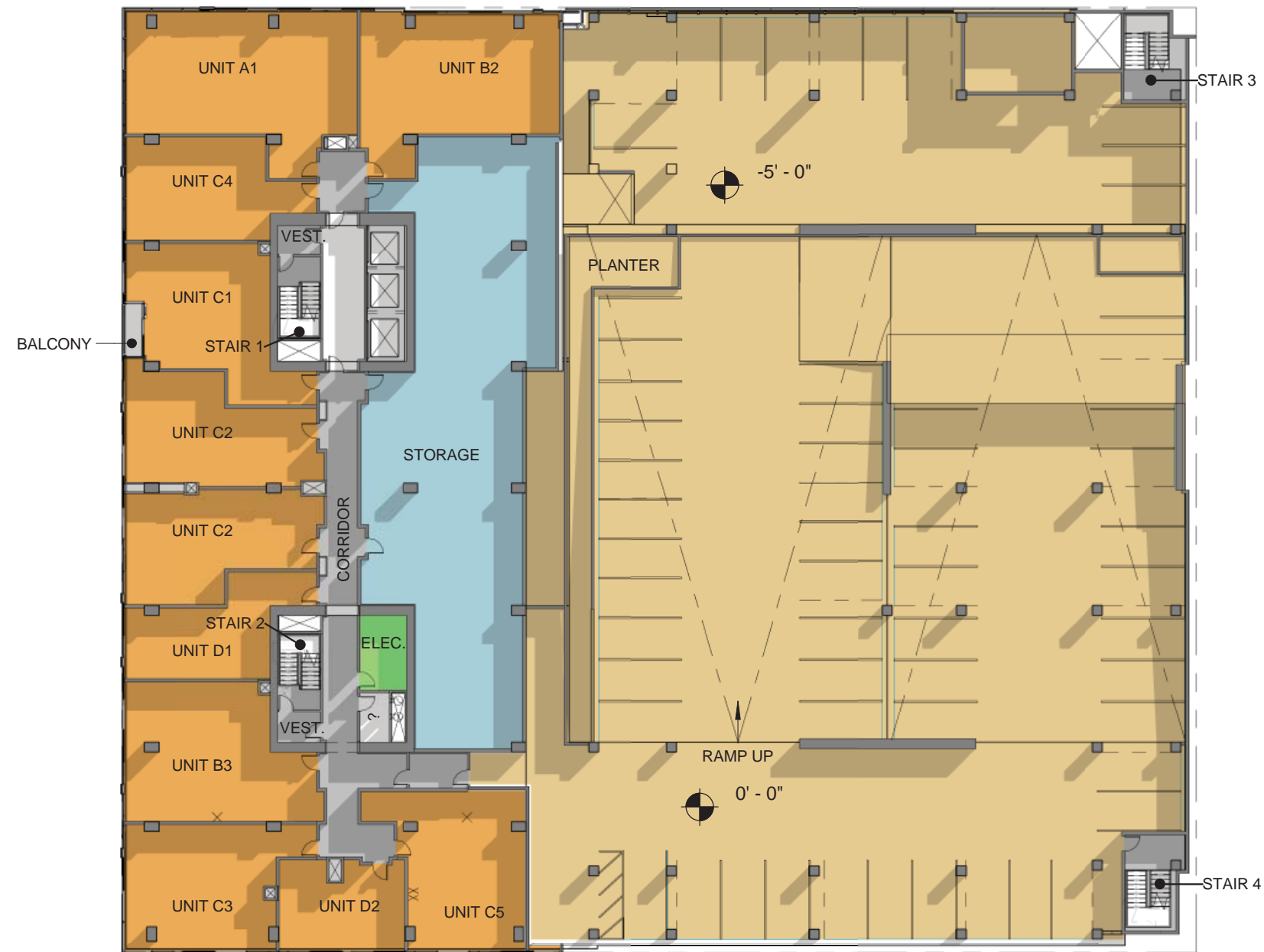
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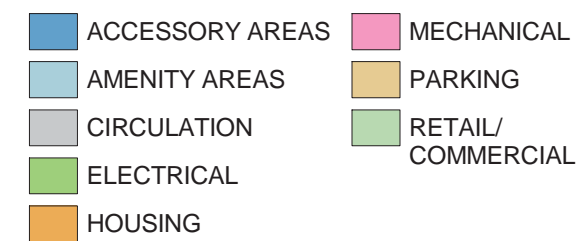


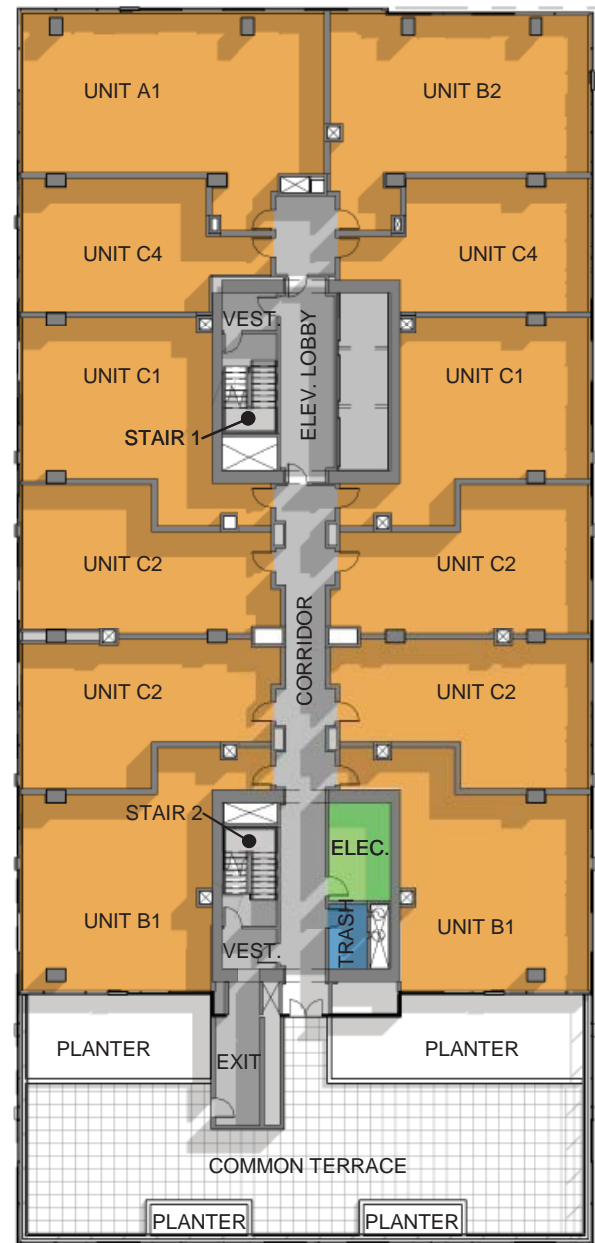
LEVEL 2 PLAN

- | | |
|---|---|
| ACCESSORY AREAS | MECHANICAL |
| AMENITY AREAS | PARKING |
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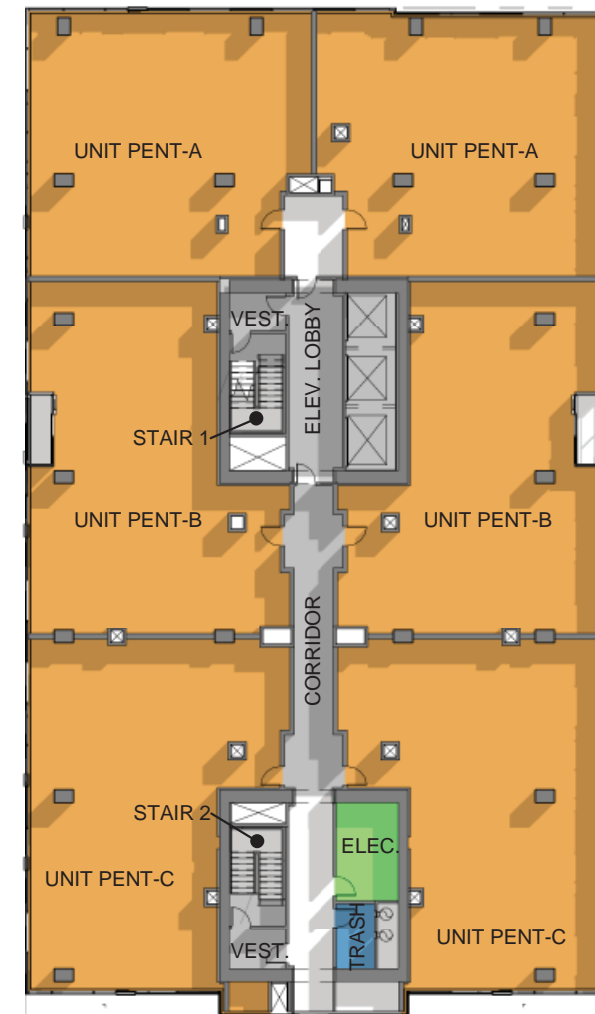
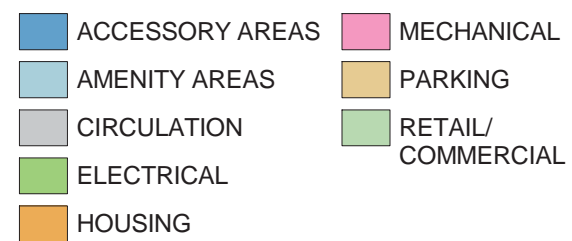


LEVEL 3 PLAN





LEVEL 18 PLAN



LEVEL 19 -23 PLAN